

2019 Apr 9  
GACC Meeting Minutes  
Blind Owl Brewery

**President:** Sue Pfohl called the meeting to order

Present: Sue Pfohl, Don Melloy, Gigi Caito, Rollin Rhea, Andy McNeilly, Joe Goeller

Absent: Jason DeArman, Doug McKee, Jim Aelick

Guests present: Joe Calderon, attorney for RAD Clearwater LLC, Roy ?, RAD Clearwater LLC employee; Dan Boots, City Council Candidate; Steve Tuchman, Lake Clearwater HOA

**Treasurer Report:** None

**Secretary Report:** None.

At this time Sue introduced Gigi Caito. A motion was made, seconded, and passed unanimously to accept her as Secretary.

**Variance Requests:**

1. **2019-PLT-015, 8250 Dean Road Subdivision Plat Permit.** Presentation by Joe Calderon of Barnes and Thornburg, representing Real America Development (RAD) Clearwater, LLC to split current plat into 2 one-acre plats. This is a "plat only" request and following all the rules and guidelines required.

- The current building, Joe's Crab Shack will use approximately half or 30 parking places The remaining spots are assigned to the north one-acre plat adjacent to Broadbent property. No changes are planned at this time for this plat.

***Also discussed:***

- There are no plans to install sidewalks since none are there now. There are also no changes to the right-of-way.
- Sue noted the required 23-day variance notice requirement and advised that GACC had only received the variance request the day before. Joe said he sent them out near St. Patrick's Day to the list provided by the Indianapolis Zoning Office. They were dated March 18, 2019. GACC will check postmark on envelope.
- Sycamore Springs neighborhood has not received notification and since SS is across the street from RAD Clearwater, GACC requested a continuance to inform the neighborhood. Joe advised SS is not on the list of neighborhoods. After a discussing the importance of neighbors having full information prior to action, Joe agreed to go back to his client about the request for a continuance. Several present emphasized that keeping the neighbors informed before decisions are made will benefit the development in the long run.
- Also noted that the Castleton Revitalization project wants green areas.
- Steve Tuchman of Lake Clearwater HOA emphasized the importance of neighbor notification to maintain confidence in zoning and planning system.
- Ownership of RAD Clearwater agrees to continuance.

2. **Alcohol Permits- Beer and Wine Licenses**

- Taziki's Mediterranean Café at 4025 E. 82<sup>nd</sup> Street. Motion made, seconded, and unanimously approved.
- Tandoor & Tikka LLC at 5320 E. 82<sup>nd</sup> Street. Motion made, seconded, and unanimously approved.
- Ugly Crab at 5939 E. 82<sup>nd</sup> Street. Motion made, seconded, and unanimously approved.

**Reports/Discussion:** Rollin recommended reinstating "Snoops" – GACC volunteers who would visit the Zoning and Planning Office to review all petitions. This would provide a safety net so that GACC is aware of pending petitions in case they are not delivered to our P.O. Box in a timely manner. This office is no longer in the City County Building so its location needs to be determined.

Meeting adjourned.

Respectfully submitted by

Gigi Caito  
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