

2020 May 12  
Greater Allisonville Community Council Board Meeting  
Virtual/Remote ZOOM  
Meeting Minutes and Notes

Attending: Sue Pfohl, Andy McNeilly, Ted Cotterill, Joe Goeller, Don Melloy, Doug McKee, Mo McReynolds, Gigi Caito; Dan Boots, Indianapolis City Councilor  
Absent: Jason DeArman, Rollin Rhea

Meeting called to order @ 7:05pm

Financial Report: We have a \$477.00 loss to date.<sup>1</sup> Cash on hand \$11,975.00

**Minutes:** Approved with change: Move “Ted reported that GACC Board violated By-Laws when he and Mo were approved and voted to Director positions. It currently states that any this vote is not valid by email and must be held in person. We voted unanimously to approve both to GACC Director position.” To appear after “RESOLUTION OF THE BOARD REGARDING COVID-19 AND ELECTRONIC MEETINGS... Adopted April 15, 2020”

**Zoning: 2020-UV1-002<sup>2</sup>**

Address: 6120 and 6130 Allisonville Road (approximate address) Location: Washington Township,  
Council District #3 Zoning: D-2

Petitioner: Jennifer Cattet and Associates LLC

Request: Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the training and housing of service dogs (not permitted).

**RECOMMENDATIONS** Staff recommends denial of this request. **Staff would recommend approval for a rezone.**

Petitioner Jennifer Cattet, (Medical Mutts) trains service dogs to be used for medical purposes.

This property has been used commercially and zoned D-2 (residential). We prefer rezone to C-3.

Sue will send letter to Zoning Board with our approval, mentioning the importance of their access and visibility to the Nickel Plate Trail.

Dan Boots also mentioned that GACC is more proactive in contacting petitioners and inviting them to appear at GACC meetings. He would like to continue that. Dan will send Medical Mutts contact info to Sue.

Revisit **2020-DVI-009<sup>3</sup>**

9510 Aronson Drive Washington Township,  
Council District 3, Zoned C-4

National Retail Properties LP / Bob Evans Farms LLC, by Charley Schalliol

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 40-foot tall, 148- square foot pole sign (maximum 20-foot tall, 135-square square foot pole sign permitted).

Per Dan, 2020-DVI-009 has been **continued to June 4 @ 1 pm**. One of GACC’s original opposition was that we did not want all the separate business to erect separate signs. Perhaps a communal sign would work. Also placing sign closer to I-465 might enhance visibility.

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<sup>1</sup> Per email from Doug: “The expenses totaling \$477 is comprised of our annual PO Box rental of \$90 and the rest of it is \$387 that we had to pay the Blind Owl for using their room for our meeting concerning the local school referendums.”

<sup>2</sup> <https://citybase-cms-prod.s3.amazonaws.com/71fa4f716e244e03ac83e818e66b865d.pdf>

<sup>3</sup> <https://citybase-cms-prod.s3.amazonaws.com/71fa4f716e244e03ac83e818e66b865d.pdf>

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Coast to Coast, business to south opposes the Bob Evans sign. The moved sign will abut their property and reduce visibility of their business. Doug stated that “no business is guaranteed visibility”. Dan has a meeting that includes Coast to Coast Friday, May 15 to discuss. Once we hear the outcome of the meeting we will vote via ZOOM on Monday, May 18.

**2020-DV2-008 (Amended)<sup>4</sup>**

Address: 6750 East 82nd Street (approximate address)

Location: Washington Township, Council District #3

Zoning: C-4

Petitioner: ARC CAFEUSA 001 LLC, by Elliot Smith

This property is already zoned C-4 and the only reason it came to our attention is that they requested a variance. Dan sees the overall problem with the C-4 category as being “the kitchen sink of commercial zoning.” It is broad and Dan prefers the more restrictive C-3 designation.

We reviewed maps of area and again determined this is not in keeping with the Castleton Strategic Revitalization Plan. GACC’s position is that an oil change business is not the best use of the property. It might add to the existing traffic at 82<sup>nd</sup> and Bash. Environmental issues not discussed. There is an empty oil change business on 86<sup>th</sup> Street near the closed Target and GACC will work with petitioner to locate there but continue to oppose them at the 82nd Street location. Nearby Odin Corporation and the under-construction extended stay hotel also oppose but both prefer to not get involved. Also opposed are BRAG and North Shadeland Alliance.<sup>5</sup>

Ted suggested 96<sup>th</sup> Street location might be more appropriate.

Dan will send C-4 guidelines. (See chart)<sup>6</sup>

**New Business**

Sue reminded us to:

1. complete our census forms
2. Applications for absentee ballots for the June 2 Primary are due May 21, 2020. Joe said the three voting centers will probably have long lines.

Ted is reviewing and updating the GACC website. Land Use – Position Papers. Old links are obsolete and we need to determine if we want to keep this information. He will email everyone so we can decide if information is relevant and need to be retained. Ted will send Gigi the link to distribute to all Board members.

Don said he would like a tutorial of using ZOOM. <sup>7</sup>

Meeting adjourned @ 8:26 PM

Respectfully submitted,

Gigi Caito, Secretary

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<sup>4</sup> <https://citybase-cms-prod.s3.amazonaws.com/71fa4f716e244e03ac83e818e66b865d.pdf> (Page 76)

<sup>5</sup> <https://northshadeland.com/> “A partner organization of BRAG.”

<sup>6</sup> <https://www.keyauctioneers.com/wp-content/uploads/2017/09/Indy-Zoning-Use-Table-Effective-160401.pdf>

<sup>7</sup> <https://www.google.com/search?q=zoom+tutorial&oq=Zoom+tutorial&aqs=chrome.0.0l8.9697j0j7&sourceid=chrome&ie=UTF-8>