

2021 December 14 Meeting
FC Tucker Office
3405 E. 86th St.
Greater Allisonville Community Council Minutes & Meeting Notes

Text highlighted in yellow indicates follow up required

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GACC Board Present: Sue Pfohl, Gigi Caito, Jason DeArman, Ted Cotterill, Andy McNeilly, Joe Goeller, Mo McReynolds,

GACC Absent: Don Melloy

Guests Present: Dan Boots, City Councillor District 3; Bill McCallister, BRAG; Karen Kryah, BRAG President; Tim Ochs, attorney for Midwest Design along with Midwest Design owners; nearby neighbors of Midwest Design Group

Sue Pfohl called the meeting to order @ 6:30 PM. Introduced guests from Meridian Design Group, their attorney Tim Ochs, and many members from the community and neighborhood near 6205 Rucker Road. A lengthy explanation and discussion from Tim Ochs with company owners adding several times. Neighbors concerned about trees, lighting, and signage. Neighbors want green buffer zones, maintain all healthy trees (remove dead, dying, or diseased trees), and lighting should not spill beyond property. Tim reviewed Land Use table for C1 and Midwest Design's "intent" to maintain this as an office. They stressed they want to be a good neighbor, maintain the appearance of the building, but improving the site. It was also mentioned that the house on the north is already zoned C1. *I believe it was previously the pastor's residence.* One of the neighbor's mentioned she would like to attend an open house once renovations are complete.

Staff Reports – HE Page 137 - 151, hearing is continued to December 16, 2021 so petitioner can present at our December 14, 2021 meeting

Midwest Design Group - 2021-ZON-137

6205 Rucker Road, Washington Township, Council District #3

Petitioner: Midwest Design Group, LLC, by Matthew Land

Request: Rezoning of 7.48 acres from the SU-1 district to the C-1 classification to provide for office uses.

"Staff recommends approval of the request, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing" on page 144. *Exhibit B regards heritage trees. They should be able to provide the written plan since our meeting is within "three days prior to the MDC hearing"*

After Midwest Design Group and Tim Ochs left, Sue asked the neighbors if they felt comfortable enough for GACC to send letter to support the zoning change. Overall, the neighbors are in favor of changing zoning to C1 and the general sentiment is that Midwest Design Group is acting with integrity. Sue also requested that neighbors leave us with names and email addresses so we could send the C1 chart that Tim referred to. (Dan will send next day then Gigi will send Commercial Land Use chart to them)

Ted moved to support variance subject to the covenants discussed tonight and our validation of list of acceptable uses. Joe second. Motion passed.

Flamme Burger RR49-38098 8487 Union Chapel Road. Liquor License for beer and wine. We questioned that they are already serving beer and wine and, according to their FB page, spirits (Bacardi Mojito featured drink). After a brief discussion (including a review of a meal (excellent) we agreed to not oppose. Jason moved, Ted second. Motion passed to not oppose.

2021-UV2-019 GSR Ventures II LLC - 5060 E. 62nd St. (Spotlight Event Center) BZA II. Usage variance to operate as an event center. Liquor license is on hold pending outcome of 2021-UV2-019. Continued to November 9 by BRAG, then continued to December 14, and continued to January 11 .

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Staff recommends denial citing inadequate parking. Fire code capacity of 396 and 3 restrooms available. No kitchen in site plan necessitating off site food prep, food trucks causing more parking and traffic issues.

At our November meeting, Don moved that we oppose 2021-UV2-019, Andy second. Motion passed to oppose usage variance.

However, their agent David Kingen wants to meet again to review Spotlight's current plan of use. We agreed (along with Karen Kryah and Dan Boots). Mr. Kingen sent revised Plan of Usage, and examples of their November bookings. He also included many letters from supporters of variance usage passage. They were all identical and most had electronic signatures. Noted that GACC not copied. Letter describes location as "western part of Washington Township". **Transcript of letters:**

"Metropolitan Board of Zoning Appeals Suite 1842 City County Building
200 East Washington Street Indianapolis, Indiana 46204
Re: 5060 East 62nd Street, Suite 100, Indianapolis, IN 46220 Case# 2021UV2019

We are writing as a nearby neighbor or community advocate to the proposed event center (**The Spotlight Event Center**) at this location and the use variance associated with its continued operation, located in the western part of Washington Township

We have reviewed the proposed site plan, the proposed commitments and the proposed Plan of Operation of the proposed Event Center and are in full support of the proposed variances to allow for the continued operation of the existing event center (**The Spotlight Event Center**).

We, therefore, recommend approval of this petition, as amended incorporating the site plan, the commitments, and the Plan of Operation on file. Thanks for your consideration.

Community Advocate / Neighbor Name: Audrey Burnett **Signature:** *Aduerte Brunett*
cc: Randall & Leah Rosenthal, The Spotlight Event Center
Karen Kryah, Binford Redevelopment & Growth Dan Boots, City County Councilor, District 3
David Kingen, Neighborhood/Downtown Zoning Assistance, Inc"

Secretary: Nov 9, 2021 minutes & notes: Ted had corrections: that he arrived at meeting at 700 and did not vote on first motion. Mo also arrived late too. Also a misspelling of next towards bottom of minutes. **Gigi will correct and resend November minutes.**

Jason moved to approve minutes: Ted seconded. Passed to approve the November minutes with above corrections.

Treasurer:	Checking	\$1,442.54	
	Savings	<u>\$10,923.77</u>	+\$.09 interest.
	Total	\$12,366.31	+.09 increase

Gigi will pay the \$90 annual fee for our mailbox before the end of the year

Mo requested a list of GACC Directors who have paid dues. **Gigi will provide.**

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Reports from Local Officials:

Dan Boots, City Councillor District 3.

Hustler want approval of new sign with lights within. Need to get approval for lighting within but not lighting from the ground. He visited but store set up was not complete. The room where you first enter has mostly clothing, costumes, and party games. The 'Must Be Over 18 to Enter' area was "shocking". Our group discussed what the "not to exceed 25%" meant – store area square footage, percent of revenues. As far as he could see, there were no classes or programming. The city officially will not continue litigation, but may inspect business unannounced,

Sue recommended that the public stop in to keep Hustler in compliance with agreements.

Matching program for non-profits church, neighborhoods for improvements on public right of way plan.

Signage, sidewalks, no line item in budget for sidewalks.

Snow removal on trails, Mo thinks it is up to owner of property. May need to determine if city property, easement.

NPT application filed. Dan not able to see completed application. Dormakaba and other businesses have committed to donate funds made financial commitment for NPT.

Refurbishing 46th Street – lots of improvements. Encouraged us to visit this neighborhood

Joe mentioned that GACC could match BRAG's \$5000 commitment to NPT. Jason said we need to get President's letter out.

NPT Shirts at Moveable Feast. Hosting national football championship. Looking for volunteers,

Go to Indianapolis Host Committee website <https://www.indyfootball2022.com/> for information on how to volunteer.

Ted: By laws – need to adopt fee schedule

Family \$20

Neighborhood \$100

Non-Profits \$30 - \$50

Businesses \$30 - \$50

Mo wants to know Which GACC have paid GACC dues. Gigi will provide info to board.

Other Business: Mo wants to change our FB page to restrict the public from posting due inappropriate information. We agreed that this should be changed. Maintain page and delete the group. Mo moved to delete the group Facebook page. Jason second. Motion passed.

Next meeting: January 11 @ 6:30 PM at FC Tucker office.

Adjourn @ 9:00

Submitted by

Gigi Caito

Secretary/Treasurer