

GACC Board Present: Sue Pfohl, Gigi Caito, Andy McNeilly, Don Melloy, Ted Cotterill, Jason DeArman

GACC Absent: Joe Goeller, Mo McReynolds,

Guests: Joseph Calderon & Janet Bishop, 4 representatives from Edward Rose. 1 representative from Freddy's Meeting called to order at 6:30 PM

Joseph Calderon presents on the following 3 petitions. Hearings are Thursday November 10

2022-MOD-015 9111 ALLISONVILLE RD & (5750 E 91ST ST owned by Clark family & not part of this plan)

Petitioner: **Indianapolis Children's Choir** by Joseph D. Calderon

Request: Modification of Commitments to terminate all commitments related to 88- Z-85 and 2000-APP-007. This petition was continued from the October 13, 2022 hearing to the November 10, 2022 hearing

Staff recommends approval of the termination of Commitments #2 through #7, #9, #10, #12, #13, #15, #18 through #22, and #24 of 88-Z-85 as modified by 2000-APP-007. #11 rewritten according to tab 4

12 – dumpsters cannot face street and must be shielded on 3 sides

15 landscaping

Addition at the rear of building (proposed) will keep min set back line. Already on hard purpose so no change in drainage at this time.

No change in parking. Should be sufficient.

Don moved to support petition, Ted second. Passed unanimously

2022-MOD-019 8235 E 96TH ST council district 4. (This location not part of GACC's area)

Zoning: C-4

Petitioner: **Freddie's / ICT Restaurant 5, LLC**, by Joseph D. Calderon Request: Modification of commitments related to 95-Z-55, 2010-MOD-004, 2011- MOD-013 and 2014-MOD-018 to modify Commitment Two of the above referenced petitions to replace the approved site-plan with the site-plan filed with this petition to provide for a building addition for a restaurant with outdoor seating and drive-through.

Staff recommends approval of the modification.

Joe explained how development through the years is not in compliance. Freddy's wants north end cap of building. 2400 – 2572 sq. ft. with some outdoor seating. Monument sign "pretty normal" in that area

Ted moved to not oppose, Jason seconded. Passed unanimously

2022-CZN-CVR-861 4016 E 82nd St. Current Main Events will be demolished.

Petitioner: **Edward Rose Properties** by Joseph D. Calderon

Request: Rezoning of 9.805 acres from the C-S (FW)(FF) district to C-S (FW)(FF) district to provide for a 300-unit multi-family development with a Modification of Commitments related to 89-Z-208, as amended by 94-Z-103 and 2011-CZN-800, to amend Commitment #4 to add multi-family uses as a permitted use to Parcel D of Area B.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a lot with zero-feet of street frontage (50 feet required), with a maximum setback greater than 85 feet from 82nd Street (maximum 85-foot setback permitted), with a maximum building height of 55 feet (maximum 45 feet permitted) and encroachment into the 100-foot stream protection corridor.

1. Staff recommends approval of the rezoning request, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing: The site and improved areas within the site shall be maintained in a reasonably neat and orderly manner during and after development of the site with appropriate areas and containers / receptacles provided for the proper disposal of trash and other waste.
2. Staff recommends approval of the variance requests related to the street frontage, setback and building height.
3. Staff recommends denial of the variance request for encroachment into the stream protection corridor. *Developer thinks they can resolve this.*

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FC Tucker Office ~ 3405 E. 86th St. 46240

Text highlighted in yellow indicates follow up required

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High end. Apartments only, no condos. No outside investors. Does not think there will be occupancy issues since there are other high-end apartments. \$1350 - \$2500 rents. 2% tax money rather than 1%. Use local contractors.

Stream protection- buildings & parking already exist. Underground retention, capture, clean, and send to lake. No surface run-off. In terms of pollutants, actually improving. No IDEM requirement for water testing.

Ted: removal of entertainment use. Not asking to delete completely.

Will have on site management.

Andy moved to not oppose subject to staff's determination on stream protection. Don second. Passed to not oppose unanimously. (Staff meets tomorrow)

2022-DV2-039 Culver's sign petition on Keystone. Not enough info on size to support. Jason moved to oppose, Ted second. Unanimously opposed.

Dan might be able to clarify rule on who can apply for variance- petitioner, property owner

2022-DV3-048 for City BBQ/Huffer Holdings at 6303 E. 82nd. Hearing is Tuesday November 22.

Replace existing Burger King sign with a digital sign. Same location. Issue with dumpster – it is in the same location as before when Burger King occupied the property. Don moved to oppose digital sign, Jason second. No motion of dumpster location.

Secretary: October 11 2022: minutes & notes. Motion moved and seconded to approve. Unanimously approved.

Treasurer: Checking	\$1124.00	-\$350.00 Ecologik (website) security fee
Savings	<u>\$11,524.79</u>	+\$0.10 interest
Total	\$12,648.79	

Discussion on possible move to a credit union. Not doing that.

Reports from Local Officials:

City Councillor Dan Boots (not present) asked for copies of all materials for the petitions presented at meeting Gigi will get and send.

Other Business:

Next meeting December 13 @ 6:30 PM at FC Tucker office. Sue has a conflict on the 13th and suggested we move our December 13 meeting to December 6. **All present okay with moving to the 6th and making it more of a party.**

Adjourned (time not noted)

Submitted by Gigi Caito
Secretary/Treasurer