

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

Guests: Dan Boots, City Councillor District 3, BRAG representatives: Misha for 2022-DV3-051 & company representatives; Chipotle Restaurant representatives; Nick Roberts, candidate for District 4 City Councillor

Meeting called to order at 6:30 PM

**Guest Presentations: Chipotle; Edward Rose Development; Nick Roberts**

2022-DV3-051: Chipotle @ 6830 Lake Place Drive Micha. (All company owned, no franchises)

1. Increase # of parking spaces (Chipotle requires more than site currently has).
2. Pick up windows – not same as drive thru – orders from APP. Pickups should not be delayed. Stacking is after the pick-up window. Since ordering and paying is done prior to arrival, some glitches eliminated

BRAG Concerned about visual from Binford

2022-CZN/CVR-861: Edward Rose- Redevelopment of Main Event Site. Concern regarding stream protection corridor. Presented in November. Reiterated privately owned company. Joe Calderon presented in Nov.

Review of plan:

Zoned CS

3 four story buildings with garages. 4<sup>th</sup> building is maintenance.

Low-income housing included – no.

Staff supports rezoning except for stream protection corridor. Currently does not meet ordinance established in 2015. Staff does not want to set precedence by approving. Still recommending denial on SPC.

Because proposing improvements within that, need to request variance. Parking and some corners of building infringe. Mo questioned what “improvements” are. Staff previously recommended denial of stream protection plan.

Staff suggested additional mitigation, swails and raingarden. Bio-infiltration plans, e.g., swails and raingardens.

Collection system. BMP Best Management Practices. Underground water retention. Not impacting drop off to river.

Mo questioned what kind of plants in gardens (this is what she does with DPW). Staff still recommending denial, but if approved need to provide for rain gardens. Petitioner interprets this as “Left the door open”.

Hearing is continued to January 26 hearing. Mo asked if plan can be amended to not conflict with stream protection corridor and expressed concern about setting a precedence of disregarding the ordinance. Staff concerned about setting precedence. Part 2015 ordinance redo.

Consultant Jim Reinhart took a fresh look. Ordinance changed in 2015. Current parking lot encroaches more on the stream protection corridor than this plan. He thinks ordinance did not consider redevelopment. Person goes out and checks BMP. Biggest problem is during construction. Filtration described, but many kinds available.

Apartments Dan will contact master planner to determine position. Question: who has oversight?

Nick Roberts, Candidate for District 4 CC. New CC District 4 boundaries now include part of the old District 3, mostly north of 82<sup>nd</sup> Street to 96<sup>th</sup> Street. Presented his platform. He is running because predecessor is leaving, retiring. Dan Boots said new districts are currently on the Indy.gov website.<sup>1</sup>

Jolynn Reigeluth, Mom of A Tiny Ivy Hills Resident, could not attend but will try to come to our February 14 meeting to discuss sidewalks from her 79<sup>th</sup> Street home to the school which would involve crossing Allisonville Road. Dan Boots has been in contact with her and, ultimately, she needs to work with her HOA.

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<sup>1</sup> <https://www.indy.gov/activity/proposed-2024-council-district-map>

**GACC BOD Discussion following petitioner presentations:**

2022-DV3-051 Chipotle @ 6830 Lake Place. Discussion included that the company does their homework and they anticipate which other locations will be impacted with opening another location.

Gigi moved to support Joe second. Unanimous approval.

2022-CZN/CVR-861: Edward Rose- Redevelopment of Main Event Site regarding the Stream Protection Corridor. Mixed feelings about SPC variance. Acknowledging that this plan includes less of the current ordinance recommendation of 100 ft., but it is a smaller area than what is currently at the site. BRAG representative offered the position that proposal is high end and offers rain gardens and swails not present at current site. He also posed the possibility that another developer could propose a project with few amenities that would meet the SPC but might be less desirable.

Dan stated that with the Hearing Examiners, there is no “soft no”. Opinion: GACC to not support because support (approval) will set a precedent of not adhering to the ordinance.

GACC BOD did not vote. Sue will send an email out after Dan checks with STAFF.

**Secretary:**

November 8, 2022: minutes & notes. \_\_\_\_\_ moved and \_\_\_\_\_ seconded to approve. Unanimously approved. *I apologize for not getting names. It was somewhat chaotic with other conversations going on.*

**Treasurer:**

November 8 January 10, 2023

Checking	\$1124.00	\$823.15	-\$300.85 (-\$99.96 Mailbox rental -\$220.00 dinner) +\$19.11 dues
Savings	\$11,524.79	\$11,524.98	+\$0.19 interest
Total	\$12,648.79	\$12348.13	-\$300.66

**Reports from Local Officials:**

City Councillor Dan Boots Press conference regarding city park. Sahm will get 2.7 mil over 3 years. NPT, shelters, parking and play ground. Pool may reopen. Garfield, Douglas & one other park. Trying to Get Skiles Test park on radar. Noted that the trail now includes the area north of the park.

INIP 50/50 match.

Mayor’s Neighborhood Advocate Jeff Vaughn no longer in that position: Dan said several openings in addition to ours. Reply from Jeff Vaugh email meeting reminder:

*“As of December 28th, 2022, I will no longer be the Area 1 Mayors Neighborhood Advocate for the City of Indianapolis. Please contact the Mayors Action Center at 317-327-4622 for them to direct you to who the interim advocate will be before a permanent (sic) MNA has been placed.”*

Next meeting **February 14** at 6:30 at FC Tucker Office ~ 3405 E. 86<sup>th</sup> St. 46240

Adjourned @ 8:23

Submitted by Gigi Caito  
Secretary/Treasurer