

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

Guests: Michael Rabinowitch and reps for JC Hart; Sarah Schwomeyer for Dan Boots, City Councillor District 3; Bill McCallister, Kevin Senninger, BRAG.

Meeting called to order at 6:30 PM.

Guest Misha Rabinowitch for JC Hart /Allison Pointe presentation:

2023-CZV-816 & 2023-CVR-816 April 27th

5110 E 82nd St. (Allison Pointe)

JC Hart/by Michael Rabinowitch, their architect, and reps from JC Hart

Rezoning of 10.5 acres from the C-S (FF) to the C-S (FF) to provide for multi-family uses (apartments). Parcel will still be categorized the same, but there are new standards since last zoning.

*Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 62-foot tall multi-family building (maximum 45-foot height permitted).

Seeking Tiff

Parking garage is in center of building and the apartments wrap around it.

Surrounding buildings are 55'. Some of the height is façade to cover rooftop equipment, and the parapets that distinguish it as residential from the nearby office buildings.

Not sure about lake access from residents. Sue mentioned Somerset Apts. do not allow swimming (liability), but some watercraft allowed. JC Hart not sure if lake access will be allowed.

Allison Pointe owns the lake.

Concerns about fire truck access. Existing roads will access site.

Don moved to support. Then withdrawn.

Mo moved to not oppose, Don seconded. Motion unanimously carried.

April 12 hearings

2023-PLT-020 Item 11, page 81

6151 N Keystone Ave Location: Washington Township, Council District #2

Petitioner: Glendale Centre, LLC, by Terry D. Wright Zoning: C-4

Request: Approval of a Subdivision Plat to be known as Replat Lot 2 Glendale Centre, subdividing 10.14 acres into two lots.

Motion by Ted to not oppose. Don Seconded. Mo opposed. All other approved the motion. Motion passes.

2023-PLT-014 Item 6, page 37

9502 Uptown Dr and 9330 Corporation Dr

Council District #3

Petitioner: Mann Properties, LLP, by Brady Kuhn Zoning: C-S

Request: Approval of a Subdivision Plat to be known as Uptown Village, dividing 5.34 acres into three lots.

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 2, 2023, **complies with the standards of the Subdivision regulations**, subject to conditions.

Motion to not oppose by Don. Joe Second. Unanimously passed.

April 13 hearing

2023-CZN-813 / 2023-CVR-813 Item 18, page 85

6206 N Olney St. Council District #3

Petitioner: Logan and Erika Burdick

Text highlighted in yellow indicates follow up required

Request: Rezoning of 0.76-acre from the SU-2 district to the D-1 district. Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached accessory structure in the established front yard along 62nd Street (not permitted).

Staff recommends approval of the rezoning request.

Staff recommends approval of the variance of development standards, subject to at least two windows installed on the south elevation of the proposed garage.

Motion to not oppose by Mo. Second by Joe. Passed unanimously

2023-DV1-018 Ronald Todd 6490 N Sherman Dr. Petitioner wants to remodel and add an attached garage. This is a corner lot so both Sherman Dr. and 65th St. are considered front yards. If I understand correctly, the garage will be too close (by 7 ft.) to 65th St. 75 ft. required and the garage set back is 6 8ft. Voted to not oppose. *Added after realizing not included in original draft. Not sure who made the motion or seconded.*

Alcohol (ATC) Hearing May 1

RR49-36905 Smith Entertainment - After 6 - Liquor License: IMPD discovered information regarding Smith Entertainment's other properties and the have had multiple serious problems with law enforcement.

Motion by Mo to oppose granting liquor license. Second by Ted. Motion to oppose liquor license unanimously.

Secretary: March 14, 2023: minutes. Don moved, Ted second. Motion passes Unanimously

Gigi will be gone and needs someone to get mail during these times. BOD will check calendars to see if they can help.

<i>June 28 – July 9</i>	<i>meeting is July 11</i>
<i>August 9 – August 16</i>	<i>meeting is Aug 8 (Gigi will not be present at meeting)</i>
<i>September 7 – Sept 20</i>	<i>meeting is September 12 (Gigi will not be present at meeting)</i>

Treasurer:

GACC received notices for unemployment benefits for Christopher Wyman & Zacharia House. Address noted Suite B, Black Swan Vapors, who did not know these men. Crystal & Christina of Dept of Workforce Development deactivated our "account 844034".

Forwarded email regarding Krispy Kreme Donut fundraiser. No one interested in heading up.

	March 14, 2023	April 11, 2023	
Checking	\$823.15	\$823.15	No change
Savings	\$11,525.17	\$11,525.26	+\$0.09 interest
Total	\$12,348.32	\$12,348.41	+\$0.09 interest

President:

Vice President of GACC nomination & Discussion

From our bylaws:

Article V ~ Officers 5.06 Duties

(b) Vice-President The Vice-President shall have such powers and perform such duties as the Board of Directors may, from time to time, prescribe or as the President may, from time to time, delegate. The Vice-President shall temporarily assume the duties of the President in absence or inability of the President to act.

Sue moved to elect Ted VP. Don Seconded. Unanimously passed with Ted abstaining.

Reports from Local Official: Sarah Schwomeyer for Dan Boots. Advised Demolition Den petition was approved at today's hearing. We expressed concern that GSR Ventures ignores C-3 zoning and continues to lease to tenants for operations that require variances to operate.

2023 April 11 Meeting **REVISED**
Greater Allisonville Community Council Minutes & Meeting Notes
FC Tucker Office ~ 3405 E. 86th St. 46240
Text highlighted in yellow indicates follow up required

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Next meeting **May 16, 2023 (a week later than normal)** at FC Tucker Office ~ 3405 E. 86th St. 46240

Adjourned @ 8:10 pm

Submitted by Gigi Caito
Secretary/Treasurer