

Text highlighted in yellow indicates follow up required.

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

Guests: City Councillor District 3 Dan Boots; City Councillor District 4 Nick Roberts; Mayor's Neighborhood Advocate Mina Moussa; David Gilman + clients; Joe Calderon + clients from Uptown Cheapskate & Raising Cane; Andrew Bochnicka, Field Rep from Congressman Andre Carson's office.

Meeting called to order at 6:30 PM.

President: Welcome & Guest Introductions

2023-UV3-022 CF Laughner (Auto Repair/Sales) 8345 Bash St. Jan 16, 2024

1 acre zoned C4 for repair. Drainage. Client is gifted auto mechanic. Wants variance C5 for auto sales to help sustain business. May rent space for financing, etc. Space for 19 Cars along Bash. Have letters of support from nearby businesses. Sent out 90 notices & have not received negative. 8am- 8pm no Sunday. Mostly by appointment. Concerns about long range plans for Castleton Revitalization. Landscaping plans?? No plan yet, but there will be one.

GACC Discussion: NPT is elevated at that point. Repair shop going in. Per Dan we should seek specific commitments. Petitioner has big incentive to meet commitments. Originally continued due to not getting info out.

Drainage? landscaping, buffer along Bash.

Don motioned to ask for continuance Ted seconded to request continuance so we can go back to petitioner with questions for a more accurate site plan, drainage, bays to rear, car sales to rear.

2023-MOD-022 Uptown Cheapskate 5151 East 82nd St. Jan 25 2024, (Joe Calderon & Dakota from Clearwater).

National 2nd hand concept. Small portion of consignment and luxury brands. No drop off like Goodwill, Salvation Army. Joe talked to someone from Broadbent who was concerned that this would eliminate restrictions. This is a modification. 2nd hand is more sustainable. Space is 5000 sq. ft. Store one in Cincinnati. Don moved to support, Ted second. Unanimous approval.

2023-DV3-038 Raising Cane 8245 Allisonville Rd (former Lifeway Christian Store) Jan 14 (Joe Calderon & Felicia

from Raising Cane). Also inside dining. 27 parking spaces (26 required). Business has shifted to more drive through, not eat in. Inside decorating tailored to local schools, etc.

Double stacking lanes for drive through. Entrance shifted to east to keep stacking within parcel. 32 stacking places, double usually needed for peak hours. Manager can go to single lane at discretion. Last year donated \$125 million to many organizations. Kevin (Brag) -DISCREPANCY On SITE PLAN. Dan asked about commitment to maintain landscape. Joe said that is part of the ordinance. Per Dan if part of code it is harder to enforce than if part of commitment. Signage supposed to be 300' apart. Felicia said the signage may be part of main sign. Per Dan cannot just replace existing sign due to codes.

Troy has visited Noblesville location and it is good. Concerns about double stacking and if approved we are afraid set precedent. If we oppose, there are lots of other locations they could go to. Troy thinks we should be pleased they want to locate in Castleton.

Andy moved to support, Don second. Passed Unanimously. Need be specific commitments.

Andy support with proposed commitments regarding landscaping provide accurate plans.

2023-CZN/CAP-869 96TH St. Developers 4105-4155 E 96th (former HH Gregg) on January 25, 2024 but will be continued to Feb 29 by Nora. (Joe Calderon). Go from CS to CS for more flexibility Want 2 outlots in front. Steak n Shake demolished. Want more retail in front. Starting from scratch. Staff does not like auto.... Will be replatted, but not by BT. Don concerned by recycling station. Joe will eliminate that planned use. Larger outlot may be split. Some interest by daycare. Sue suggested pickleball court. Gas stations???? Joe said this will change and he will email me with updates.

Sue will send Joe a letter of what we want removed from list and revisit. Dan said we should look out for "temporary" uses. Nick will determine if Nora filing continuance this week. If not, we will file for one.

2024 JAN 9 Meeting
Greater Allisonville Community Council Minutes & Meeting Notes
FC Tucker ~ 3405 E. 86th St. 46240

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Secretary: December 2023 minutes: Don moved to approve minutes, Joe seconded. Motion passed unanimously

Treasurer:	December 12, 2023	January 9, 2024	
United Fidelity CD	\$10,000.00	\$10,000.00	Same - matures June 30, 2024 5.63% interest rate, APY 5.66%
BMO Checking	\$806.72	\$981.61	+\$500 Ivy Hills Donation, -\$123.96 Mailing Station +\$48.51 Dues Ted -\$249.66, Council expense
BMO Savings	\$1,525.78	\$1525.79	+1¢ interest
Total	\$12,332.50	\$12507.40	+\$174.90

Gigi needs to meet with Ted after the first of the year to allow him banking access

Dan Boots – new slate for all proposals not passed by Dec 31. Have an AI commission. Online engagement. Dan's committees have changed. He now is on education.
NPT off and running. Asked for 82nd St. pedestrian/bicycle bridge tuned down. DPW has new director. Need to kickstart Howland Ditch. 62nd and Allisonville: "Bake Sale Bakery" café going in next to Some Guys. Want to build out back. Challenge will be deliveries, trash. Dormakaba quiet about NPT

Mina- Indy center for Conflict Resolution – many volunteer options.

Nick Roberts - 1st council meeting last night was mostly transition. He's on 4 committees including budget & infrastructure. Interested in bicycle safety.

Andrew Bochnicka from Congressman Carson's office. Annual volunteer event 2nd week of March.

Ted recommending a standard method for voting by email. Stressed that we should only do that if we are not meeting before hearing. Limited application. After a motion is made, the first to reply will count as a second. GACC needs to be specific about supporting, not oppose, oppose positions. Per Dan we need to be careful about "not oppose" since petitioner may interpret that as more of a support than a neutral position.

He will send test vote so we can get an idea of how it will work.

Andy said funding for sewers came down in price.

Next meeting Tuesday Feb 13, 2024 @ 6:30 at FC Tucker Office

Adjourned @ 9:05 pm (approximately)

Submitted by

Gigi Caito
Secretary/Treasurer