

**Geist Landing Neighborhood Association  
Board Meeting  
8-13-09 Thursday 7:30 pm**

Meeting at Deb Malloy's house at 8538 Appleby Lane

1. Quorum Call – Call Meeting to Order – In attendance were Barbara Schauland, Wes Hamilton, Mandy McGarrell, Deb Malloy, Mike Kistler, Katyann DiSalvo, Sheri Jordan, Lorraine Snider and Jocelyn Gonzanlez. Also in attendance were Linda Hanson and Lantz Snider. Lisamarie Schmidt and Gary Whiteside came to discuss their petition . Meeting was called to order at 7:42 p.m.
2. Review of Minutes - Mike motioned to approve. Jocelyn seconded. The minutes were approved.
3. Financial Report – As of today, we have \$8,921.04 in the bank. There are 179 homeowners that have paid dues. In the month of July, we were under budget by \$77.35. In total year-to-date, we are under budget by \$26.00. Barbara motioned to approve, Deb seconded. The Financial report was approved.
4. CECO – Linda Hanson reported that CECO's main topics were the Zoning Petitions from Lisamarie Schmidt and CVS (see discussion below). CECO will support our decision concerning Lisa Schmidt's property.
5. New Business -
  - A. Zoning Change Petition on 96<sup>th</sup> Street – Lisamarie and Gary came to present their plan for rezoning the house on 96<sup>th</sup> (8645). Lisa owns Indiana Asset Management. She is requesting that the zoning for this property be changed from residential to C-1 (commercial – office professional). Currently, she is remodeling the property – painting, removing shrubs, redoing electrical, replacing windows, new front door, new sidewalk,... She is a licensed realtor/broker. She is requesting the rezoning so that she can run her business out of this house. The office hours would be Monday – Saturday from 9 - 6. She presented a list of commitments that she would adhere to (see attached). She suggested that she could have this document included

in the deed to the property. This would ensure that these commitments would be adhered to even if she were to sell the property to someone else. She pointed out that there are four properties along 96<sup>th</sup> street that have in-home businesses. She believes that they would also like to have the opportunity to change their zoning to C-1. She suggested that we get all 14 houses to agree to similar guidelines. Her incentive is financial. The asset value of the property is \$150,000. She bought it for \$73,000. She can only get a loan for the \$73,000. If she can get it rezoned as C-1 professional then she can get a loan for the \$150,000. She originally bought the property as an investment. She is considering moving into the house. Lantz asked what her main motivation is for rezoning. She wants this to be a business and not have to live there. She stated that she is interested in putting up a sign but that she would be willing to put one up that is low lying and within the guidelines. There is no way to guarantee that the other 13 properties would follow the stipulations. Currently, some of the properties are rentals. Lisamarie suggested that business owners would keep the properties better than the renters. C-3 is retail. Wes's concern is that opening one property to commercial will then open the corner back up to Walgreens or CVS or a bank. Lantz asked how many properties Lisa manages. She manages around 30 properties mostly in Marion County. Her business is mostly virtual. She does not have much foot traffic. Lantz asked about the parking lot. It was a recommendation from Metropolitan Development. Right now, the recommendation is a 6 lot space. She said she would only need 2 or 3 spaces but her hope is that her business will grow. She is asking for our input to help make this work. Lisamarie thinks it would be to our advantage to have them as commercial as opposed to residential. Mike asked if it is easier to rezone from C-1 to C-3 than from residential to C-1 or C-3. Linda Hanson did not think so. Lisamarie suggested that we include these deed restrictions with each property. They would have to keep the existing structure, no commercial vehicles, limited parking, and limited business hours. By being part of the deed restriction, then whoever purchases the property would be bound to these restrictions. Mike asked if Lisamarie would be helping the other homes along that strip. She said no. Lorraine asked what Metropolitan Developments motive was for her to pursue this. Metropolitan Development is currently not recommending the change in zoning. Linda asked if they have thought any more about signage and lighting (this was something that CECO questioned). Currently, she doesn't feel that there would need to be any additional lighting.

She would like a small sign. That is a separate process. Lorraine asked if she even needs a sign. She would like one for advertising. They just widened the driveway (it is gravel) and can currently fit five cars. It would be widened to hold another and then paved. Wes so far has not had any neighbors that approve the change. One neighbor suggested that if it did change, that a fence be put up to block the view. It is a 3 bedroom house with a living room and a family room. Eventually they would convert the garage into a lounge area with a glass front. Nothing would change structurally with the house. Sheri suggested issues would be lighting and a noise barrier. If we want to allow something in, we want to make it as pleasing for the neighbors as possible. Deb asked if all of these properties have enough space in the front to have parking in the front. She thinks all of these properties except the antique house would have room in the front. Lorraine asked what C-2 is. Linda didn't think there was such a thing as C-2. C-1 is office professional. Right now all of the property to the east of I-69 on 82<sup>nd</sup> street is zoned C-1. CVS is petitioning change the zoning at the property across from Dr. Aziz from C-1 to C-3. On the south side of 82<sup>nd</sup>, there are some C-1 properties. Linda said that 96<sup>th</sup> street could look like east 82<sup>nd</sup> street 20 to 30 years from now. Lorraine's concern is what else can be a C-1(i.e. a daycare). Ginny Cain was at the CECO meeting and reminded them that we will continue to fight and that we need to look for options. Lantz suggested that if we think it is inevitable, then we need to make sure we have as much control as possible. Katyann asked about the process when Meijer came in. They did follow through on all of their commitments. There is no way to force all of these properties to conform. Lantz said that he has seen the Metropolitan Development Board put stipulations on properties so that the zoning goes back to the original zoning. Lorraine motioned that we remonstrate. Sheri seconded. We voted to remonstrate. Wes will contact Paul Lambie at Metropolitan Development, Lisamarie and CECO. If Metropolitan Development does let her go to C-1, then we need to try to control the changes.

B. Block Party - The block party will be on Saturday, October 3 from 4-7 on Applehorn again. Deb asked for someone else to plan. Jocelyn and Barbara offered to make some phone calls. Lorraine will work on getting donations (Meijer, Donatos and Marsh) and will get pumpkins. Jocelyn suggested having sidewalk chalk. Mike will ask Heather to get permission to block the street. Mandy will help with planning.

C. Progress on tree removal at entrances, refer to both estimates – Wes looked at Barbara's letter. Wes will edit and send it out through e-mail to see if everyone agrees. The letter states what they need to do on their property. Mike suggested that if they are not cooperative, that we stop mowing their yard and then when it gets unsightly, we call the MAC and have them mow. Lorraine suggested we go ahead and do something about the one on Village Way and 96<sup>th</sup> street. Lorraine suggested we have Carlos do something annually to prevent this. Lorraine suggested we use the money from mowing for other things. Deb suggested we notify the corner neighbors and have them take responsibility. Peter suggested we get rid of the signs and then we don't have any maintenance. Mark Brown has offered to have the sign put in his yard. Lantz suggested we use this money for maintenance. The birch tree at 96<sup>th</sup> street and Village Way would be \$150.00 if we contract Carlos. Lorraine motioned that we contract Tough Turf to remove this tree. Barbara seconded. The motion was approved. Barbara will contact Carlos. Barbara will get an estimate from Carlos for trimming the trees at the Falkirk entrance. We approved \$250.00 for trimming for both entrances.

D. Meijer sprayed weeds on Village Way, Peter has been spraying algaecide into the 96<sup>th</sup> St. ditch every couple of weeks. Barbara called the MAC concerning this ditch and was given a new order number. They suggested that we have Roche treat their ponds to try and fix the problem. Katyann will send Wes the contact information for Roche. Barbara and Lorraine spend a lot of time keeping the entrances looking nice. Jocelyn suggested that Barbara let her know when she is going out to clean and she will have her son, German help. Others are willing to help if needed.

E. YOM – New nominations were 8815 Buckhaven, 8814 Burwick, 8843 Haddington, 9451 Falkirk and 9507 Haddington. 8814 Burwick Dr. wins. Barbara will e-mail Sheri and ask her to take the sign to the house.

F. Wes put up a No Soliciting sign in Bill's yard and it was stolen within two weeks. He will put up a new one and see how long it lasts.

G. Wes printed off the crime report. There were not any crimes that were of the typical sort. There was a vehicle towed, a missing persons report and a domestic disturbance.

6. Next Meeting 9-10-09 - At Deb's house at 8538 Appleby Lane.

7. Adjourn Meeting – Adjourned at 10:20 p.m.