

**Meridian Kessler Neighborhood Association**  
Board of Directors Meeting -- July 14, 2011  
Minutes

**I. Call to Order**

The Board of Directors of the Meridian Kessler Neighborhood Association met pursuant to notice at the Bethlehem Lutheran Church, 526 E. 52<sup>nd</sup> Street, Indianapolis, IN 46205, on Thursday, July 14, 2011. President Judy Goldstein called the meeting to order and declared the presence of a quorum.

**Attendance:**

Judy Goldstein	Molly Seidel
Nick Colby	Ed Potts
Mary Owens	Sarah Larkin
Susie Hacker	Polly Spiegel
Matt Albaugh	Jennifer Briggs
Abi Dickerson	Reinhard Pollach
Meghan Martin	Alex Jimenez
Jim Garrettson	Joyce Moore
Jerrey Finnegan	Eric Atlas
Jeff Rodgers	Sean Stepp
Waldine Anderson	Tony Artis
Danielle Esmits	Sarah Barclay
Grant Smith	Barb Finnegan
Marie Arias	Beth Deane
Frank Alan	

**Also present:**

Caroline Farrar, MKNA Executive Director  
Mark Warner, Mayor's Neighborhood Liason  
Annie Kern, Marion County Prosecutor's Office

**II. Introductory remarks of President and guests**

Judy Goldstein welcomed the Directors to today's meeting and noted it was a full agenda. Board conflict and confidentiality agreements were requested, if not already completed. Bettye Dobkins has resigned her position on the Board. Ed Potts has expressed interest in the Public Safety Board position.

Annie Kern discussed the Community Justice Academy, which will take place on the four Mondays in October. The academy will discuss various aspects of criminal justice system. Registration is required and applications will be delivered to Judy Goldstein in August. Academy will occur at Shortridge High School.

Caroline Farrar noted that the MKNA cash on-hand is up over \$6,000 over the same time last year.

### **III. Consent Agenda**

Upon motion duly made and seconded, the minutes of the June 9, 2011 meeting of the Meridian Kessler Neighborhood Association Board of Directors were approved as distributed.

### **IV. Treasurer's Report (Susie Hacker)**

Susie Hacker noted that she has not reviewed the financial statements circulated to the Board. As such, these financial statements are preliminary.

### **V. Oral Committee Reports**

Home Tour Committee co-chairs Abi Dickerson and Meghan Martin reported that the 2011 Home Tour generated approximately \$15,000 for grant funds and approximately \$30,000 for the neighborhood association. Attendance this year was down slightly due to weather. The twilight party oversold, with more than 540 guests in attendance. The Board applauded the co-chair on an excellent event.

Land Use Committee chair Mary Owens discussed three cases considered by the Committee this month:

(i) 664 East 42<sup>nd</sup> Street (Petition #2011-UV2-011) – Masonic Lodge Building

Dr. D. E. Perkins Sr. filed a petition for a variance of use of the Special Districts Zoning Ordinance to legally establish commercial retail uses (not permitted). This variance will legally establish the Taste of Philly pretzel shop and allow for future C3-C uses in the lower level retail area of the building with the exception of the following uses: check cashing or validation service, laundromat, coin operated laundries and dry cleaning, tanning salon, tattoo parlor, tobacco store, variety store, video tape rental or sales. The Church of Christ has occupied this building for 38 years. The pretzel store has been a good tenant for two years but there have been safety issues arising from customers parking in the restricted area in front of the store and blocking the alley to the west of the building off 42<sup>nd</sup> St.. The owners of Taste of Philly will post new signage in front of the building and within the store urging customers to use available parking across the street at the College Ave. Library or in the rear of the building which holds 40 spaces (access from College Ave.). MKNA will ask DPW to consider marking the curb yellow in front of the building and moving the bus stop from the north side of 42<sup>nd</sup> St. to the south side in front of the library, which will create additional

parking in front of the building along College Ave. The Church will also screen its dumpsters and provide a locking enclosure. The pretzel store will increase trash removal from bi-weekly to weekly. Given there were no objections to this petition from neighbors after discussing remedies to parking and trash removal, the land use committee recommended approval of the variance with the above-mentioned conditions. The Board of Zoning Appeals public hearing was scheduled for July 12, 2011 at 1:00 p.m. No vote was taken on this recommendation.

(ii) 3802-3820 N. College Ave., 638 – 650 E. 38<sup>th</sup> St. (Petition #2011-ZON-035)  
-- *The Rose Building, Revol, former Hollywood Video*

Oliver Morris, President of DM Property Mgmt., filed a petition to rezone 3 commercial properties to the C-3 zoning classification for future development. Two are presently zoned C3-C and one is zoned C2 (The Rose Building). The first floor of the Rose Building is leased to a beauty supply company and a barber shop. The former Hollywood Video location has been vacant for over two years and there are problems with litter, loitering, panhandling, etc. at this site. The owner proposes rezoning the 3 properties (approximately two acres) to the C3 classification in order to market the property as pre-zoned and ready for development. The land use committee would consider the C3-C classification (Neighborhood Commercial District) for this parcel, which is used in older, urban areas along primary thoroughfares and within walking distance to residential districts. The C3-C classification would not allow for a single commercial establishment to exceed 8,000 sq. ft. of gross floor area and would not generate substantial vehicular traffic compared to C-3, which would permit more intense uses generating drive-by traffic, such as gas station, convenience store or fast-food restaurants with a drive-through window.

The land use committee recommended denial of this petition to rezone the property without a development plan. The committee stated its desire to continue to work with the owner to discuss compatible uses and future development strategy. The committee would also reconsider this petition if a specific development plan was forthcoming. This case is scheduled to be heard before the Hearing Examiner on July 28.

Upon motion duly made and seconded, the Land Use Committee's recommendation of denial of this petition was approved by the Board.

(iii) 4923 N. College Ave. -- Liquor License for The Sinking Ship.

Discussion of complaints from neighbors about this new establishment. Land Use Committee representatives had recent meeting with owners about renewing liquor license. Reassurances were given by The Sinking Ship owners that efforts

will be made to improve security and behavior of bar patrons. Owners mentioned that bad acts may possibly be coming from other establishments. There have been no reports of visitations from excise police and no under-age drinking. Other neighbors are very supportive and wrote into the neighborhood noting their support. Board Member Sarah Larkin detailed personal anecdotes about bar patrons and experiences living close to this new establishment. The Board discussed better integration of local neighbors in this spot and the advantages of a 6 month versus 12 month review of liquor license.

Upon motion duly made and seconded, the Land Use Committee's recommendation of MKNA support for 6-month renewal of The Sinking Ship's liquor license was approved by the Board.

## **VI. Committee Reports & Action Items**

Jerry Finnegan provided an update on the Legislative Committee and the proposed Mayoral Forum. The Committee is currently waiting for additional comments and commitments from the candidates. The Committee hopes to have a meeting soon to keep the process moving forward. Future developments will be reported to the Board.

Jeff Rodgers provided an updated on the Business Committee. The business committee is continuing the business breakfasts, working on adoption of a mission statement, and working to define roles and responsibilities for those on the Committee, among other matters.

## **VII. New Business**

Mark Warner, the Mayor's Neighborhood Liason, led an Economic Redevelopment discussion. The discussion focused on the need for more information going out to residents and the need for better communication between all relevant parties. Mr. Warner offered to accept all questions and get those answered at the new Board meeting.

There was also a discussion of reworking the Meridian-Kessler Neighborhood Plan. Discussion was had on the need for neighborhood feedback and possibly monthly meetings within zones.

The Board presented Ed Potts with a plaque to honor his time and service for the neighborhood association.

Upon motion duly made and seconded, the Board approved the nomination of Ed Potts to assume the vacant Public Safety Board position.

Sarah Larkin presented a motion for the Board to renew its past support for the Uptown project by writing a letter to the City expressing the Board's continued support. Discussion was had of the proposal, including noting that this item had not been formally requested for inclusion on the Board's Agenda. Upon motion duly made and seconded, the motion failed upon a ballot vote.

Judy Goldstein presented a motion for the Board to approve a letter written in support of the Broad Ripple Village Association's opposition to Kilroy's taking over of the Cardinal Fitness location on Broad Ripple Avenue for the purposes of constructing a new bar in Broad Ripple. Upon motion duly made and seconded, the motion was approved by the Board.

#### IX. Adjournment

There being no further business to be brought before the Board, the meeting was adjourned. The next meeting of the Board of Directors of the Meridian Kessler Neighborhood Association will be August 11, 2011, at 6:30 p.m. at the Bethlehem Lutheran Church, 526 E. 52<sup>nd</sup> Street, Indianapolis, IN 46205.