

Fletcher Place Arts & Books  
642 Virginia Ave.  
Indianapolis, Indiana 46203

Fletcher Place Neighborhood Association  
Monthly Meeting Minutes  
November 13, 2012  
Tuesday, 7:00 pm

**Attendees:**

**(18)**

Glenn Blackwood

Mike McCormick

Kara Strickland

Georgia Cravey

John Moore

Deb Tate

Vanessa Flora

Linda Perdue

Greg Townsend

Terry & Trish George

Larry & Rhonda Peffer

Bryan Truex

Keith Holdsworth

Byron Robinson

Jim Whittemore

Judy Litsey

Matt Schiffer

**Guests:**

**(2)**

Tony Brown, April Fisher

Greg Townsend called the meeting to order at 7:00 pm.

Introductions and Welcoming of New Attendees

Last meeting minutes approved.

**Special Guests**

**Police Update**

*Officer Tony Brown, (317) 327-6515, [Tony.Brown@indy.gov](mailto:Tony.Brown@indy.gov).*

*No Update.*

**Community Prosecutor, Downtown District, April Fisher, [April.Fisher@indy.gov](mailto:April.Fisher@indy.gov)**

April Fisher visited and discussed several criminal cases of interest including downtown burglaries and shootings

**Mayor's Neighborhood Liaison** *Lisa Laflin, (317) 327-5595, cell (317) 452-0316*

**[Lisa.Laflin@indy.gov](mailto:Lisa.Laflin@indy.gov)**

Lisa has community office hours every week at SECS Youth center 924 Shelby:

August - December, Wednesdays: 1 - 4 pm.

*No update.*

**City Council/District 19 Update** *Councilor Jeff Miller, [Jeff030167@indy.rr.com](mailto:Jeff030167@indy.rr.com).*

*No Update*



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## **IHPC COA / Code Compliance/ Zoning**

### **460 Virginia Avenue**

*Nick Surak*

<http://www.inglewoodgroup.com/index.php>

At the August FPNA Meeting, representative from The Englewood Group presented schematics illustrating plans for the current Shirley Engraving site. Nick Surak handed out background information and discussed guidelines for tax credits and tenant income. Expect notification of approval for tax credits in February 2013.

The Englewood Development, Mixed Use Project will feature two stories of residential housing and one story of commercial space (all below 35 feet high). The proposed residential property will include 50 units, 30 one-bedroom and 20 two-bedroom apartments. Village Management will manage the property. Off-Street parking provided, anticipated 95 spaces, both at grade and one level below within an underground parking garage.

Englewood has filed for a straight C3C with no variances or commitments.

Keith Holdsworth, FP Land Use committee chairman, presented the committee's recommendation to approve the C-3C with a commitment to exclude a check-cashing outlet, auditorium or assembly hall from the list of allowed uses. The FPNA membership voted in favor of the committee's suggestion.

For a complete list of the C-3C (Commercial zoning ordinance, corridor commercial district) permitted uses, please see pages 21-23 of

<http://www.indy.gov/eGov/City/DMD/Planning/Zoning/PDF/Current%20Zoning%20Ordinances/CZO-Sec203-207.pdf>

See IBJ article from September 11, 2012

<http://www.ibj.com/virginia-avenue-attracts-yet-another-project/PARAMS/article/36584>

In order to qualify for the Section 42, Low Income Housing Tax Credit (LIHTC), tenants must earn \$28,000 (60% of the area median gross annual salary) or less. However, after an applicant has met the qualifications to apartment, the tenant can continue to lease even if the renter's salary increases above \$28,000.

The Indianapolis Historic Preservation Commission (IHPC) will hold an administrative hearing on November 7.<sup>th</sup>

At the October meeting the FPNA rescinded the initial letter in support of C3C zoning due to the insufficient detail in the site plans and improper notice to the entire FPNA neighborhood of a zoning discussion before the last meeting. The FPNA then voted in favor of a C3C variance with the previous restrictions (auditorium and check cashing) and maximum density of 49 units/acre. (City median density).



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**460 Virginia Avenue**

*Nick Surak*

*Update*

Jeff Miller attended the November 7<sup>th</sup> IHPC meeting. The IHPC had additional questions and continued the discussion to December 5<sup>th</sup>. (See the December *Urban Times* IHPC notes). On December 5<sup>th</sup> the hearing will cover both rezoning and design review.

At the design review, the petitioner will present initial plans to the commission. No vote will be taken. The commission does not require finalized plans.

SEND would be interested in having the Englewood project moved to Bates Hendricks or Fountain Square.

**Fletcher Place Land Use Committee**

Georgia asked about activity at 752 Fletcher Place Avenue, the easternmost house on the north side of the street. The new owner is restoring the outdoor porch converted by the previous owner to an interior space, and replacing the horizontal, aluminum clad upstairs windows with two vertical, wood-frame windows with new decorative trim. He is also replacing a window toward the back of the house with a door and transom. Keith has photos and drawings if anyone would like to see the plans.



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**University of Indianapolis Nursing Students Paper Drive** *Ashley Tomasello*

In October, Vicky Ritter, senior nursing student, spoke on behalf of the University of Indianapolis bachelor's nursing degree program students.

As part of a class project, the University of Indianapolis senior nursing students in partnership with the Southeast Community Services Center will accept donations through a paper products drive.

Mike McCormick made a motion and the FPNA membership approved funding a \$200 (cash) donation. We invited the nursing students back to accept paper product donations at next month's meeting.

*Update*

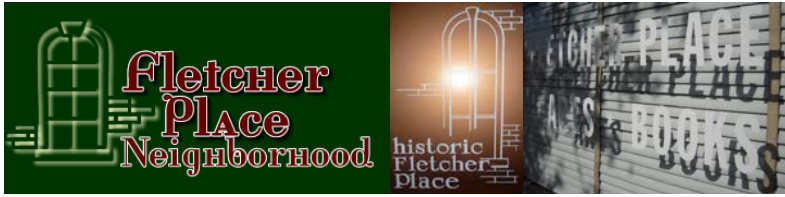
The nursing students returned to accept donations.

**Committee Reports**

**Finance**

Mike presented the General Ledger through today's date

*Mike McCormick*



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### **Cultural Trail**

*Mark Zwoyer* MZwoyer@rwa.com

Armstrong Construction, e-mailing periodic ICT Southeast Corridor Updates.

*No Update*

### **Social**

*Vanessa Flora*

The Halloween Party proved a grand success. Check out photos on the Nextdoor Fletcher Place site.

Next up, a Holiday Party December 2<sup>nd</sup>, Sunday after the Colts game featuring a very special guest, hot chocolate and cookie decorating.

To add to the festivities, Rhonda announced the FPNA annual holiday party at 7:30 pm on December 14<sup>th</sup> at Byron and Marsha's home on 533 Lord Street.

Please bring an appetizer/beverage/whatever you like, a white elephant gift, and canned food for Gleaner's.

A motion passed to provide \$100 for South Chicago pizza, soft drinks and supplies.

### **Newspaper**

*Ronda Peffer*

*No Update*

### **Membership**

*Byron Robinson*

Four new members.

### **Old Business**

Greg has ordered new gold/copper colored signs in industrial higher (80) gauge metal with reflective coating designed to last 8 - 12 years.

Rick Truex supplied signs for the neighborhood yard sale and will be reimbursed \$88.10.

### **New Business**

Efforts in progress to prevent accidental turns onto Stevens Street from Virginia Avenue. (Stevens is one-way East).

Abandoned, large green home on 529 Fletcher Avenue, has an open basement window on the south side/back. Foreclosed on by Bank of America. Historic Landmarks has a covenant

A burned home on the 700 block of Lexington Avenue has an open door.



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### **Fletcher Place Board**

Georgia agreed to establish a selection committee for new board members. Per the bylaws, FPNA has nine board members. Each serves a maximum of two 3-year terms, and must roll off for at least a year before serving again. New board members should commit to a minimum three-year term.

The Board slating will be held at the December monthly meeting, and voted on at the January meeting. FPNA customarily provides food and beverages for the January meeting.

**Meeting Adjourned.**