Summary of May 16, 2011 Meeting

Approximately 24 persons attended the meeting at Fleming Garden Christian Church. Staff began the meeting with introductions and a brief explanation of the planning process. Attendees then broke out into two discussion groups.

Notes from the Land Use, Zoning and Site Development Work Group:

The Land Use, Zoning and Site Development group had a discussion on updating the land use and zoning recommendations for the portion of Washington Street between North Tibbs and Holt Road.

- This was the second meeting for the Land Use working group.
- Staff began discussion on recommended land uses for Washington Street between North Tibbs and Holt Road.
- Part of the discussion centered on the Tibbs Drive-In due to the size of the parcel, its current DA zoning, and the speculation that it has been for sale. The discussion recommended keeping the Residential 5-8 Units Per Acre land use recommendation that it currently has.
- Another recommendation was for the north east corner of Holt Road and Washington Street, where a plumbing supply company and an ice company are located. The current land use recommendation is for Heavy Commercial, and the group suggested a change to Community Commercial which is compatible with C4. This change would match the recommendations for the adjoining commercial parcels which are recommended for Community Commercial as well.
- The parcels located at 3515-3517 Rockville Road, are currently recommended for Community Commercial. The parcel has inadequate parking space to meet the Development Standards for Community Commercial. It was recommended to change this parcel to an Office Commercial land use recommendation.
- The remaining parcels were left unchanged in their land use recommendations.

Notes from the Housing, Recreation and Neighborhoods Work Group:

At the May 16th meeting, the Housing, Recreation and Neighborhood group had a discussion on residential building conditions. D. Gaither of West Indianapolis Development Corporation and Phil Votaw of Westside Community Development Corporation spoke about their homeowner repair assistance programs. This discussion was prompted from some early community input which indicated that many houses were in need of repair or maintenance, and that absentee owners were disregarding repair on their properties.
It was recommended that if a resident sees a neighborhood property in major disrepair, overrun with trash or in need of demolition, call the Marion County Health Department, the Mayor’s Action Center or your Mayor’s Neighborhood Liaison. If after a while the issue is still not resolved contact the above entities again.

It is also recommended when seeking assistance for repairs to personal properties that residents contact Phil Votaw about the programs available through the Westside Community Development Corporation. While certain qualifications have to be met such as; you must own your home; live in it and; all of the property taxes have to be paid; it is possible that his CDC may be able to help. The waiting list is approximately 2 years out; however they do have an emergency repair program.

It’s also important for neighborhood groups with area projects in mind and individuals seeking personal assistance to prioritize their repair needs. The worst projects can be repaired first or work can begin around the more visible edges. With limited funds it is important to start with the project that will have the most impact.

For structures that are past repair and need to be demolished call Health and Hospital. They have an unsafe buildings program.

Dee Gaither’s organization also has a loan program where the payments are deferred until you sell the home. Their service area within the West Washington Street planning area is roughly from Holt Road on the west, Tibbs on the east, Washington Street to the north and Vandalia to the south. In order to participate in the program your income has to be at 80% of the area median for a family of four which is approximately $46,000 a year. Also your taxes have to be paid.

It was recommended that a taskforce be set up under the neighborhood organization for the purpose of creating a “Dirty 30” list of properties that needed demolition or major improvements. It was also recommended that the taskforce meet regularly meet with the local law enforcement if the properties were noted for criminal activity.