

Attn: Keith Holdsworth, Senior Planner
Metropolitan Development Commission
200 E. Washington St., Suite 1842
Indianapolis, IN 46204
(317) 327-5114

RE: Case No. 2022-CZN-862/2022-CVR-862

Pursuant to the above referenced case number for a QuikTrip Corporation truck-stop to be built at the approximate address of 5204, 5206, and 6216 S. Harding St., Indianapolis 46217, I hereby oppose the rezoning proposed for said business and remonstrate against any further action being pursued in this case by the Petitioner; the following individuals petition the Hearing Examiner to deny the petitioner, QuikTrip Corporation, the rezoning proposal they request:

1. Print Name 5245 S. Resident/Business
5245 S. Harding St Street Address 46217 Zip Code
Signature [Signature]

2. Print Name Resident/Business
MARIAN SHORT
5403 S. HARDING ST Street Address 46217 Zip Code
Signature Marian Short 11-7-22

3. Richard Novak Resident/Business
Street Address 5418 S Harding St Zip Code 46217
Signature [Signature]

4. James Clingerman Resident/Business
Street Address 5345 S. Harding St. Zip Code 46217
Signature [Signature] 11-7-2022

5. Kim D. Martin Resident/Business
Street Address 5221 S. Harding St. Zip Code 46217
Signature Kim D. Martin 11/07/2022

6. Joanna G. Deula Resident/Business
Street Address 5221 S. Harding St. Zip Code 46217
Signature [Signature] 11/7/22

Print Name

Resident/Business

7. Alexandra Dzula

Street Address

Zip Code

5221 S. Harding Str.

46217

Signature

Alexandra Dzula

11/7/2022

Print Name

Resident/Business

8. Michael Welp

Street Address

Zip Code

5211 S. Harding ST

46217

Signature

Michael Welp

11-7-2022

Print Name

Resident/Business

9. FLOYD N. BURDINE

Street Address

Zip Code

5207 S. HARDING ST

46217

Signature

Floyd M. Burdine

11-7-22

Print Name

Resident/Business

10. Clark & Mary Lathren

Street Address

Zip Code

5315 S. Harding ST

46217

Signature

Mary Lathren

Clark Lathren
11-7-22

11. Adam Reed
Print Name
Street Address 5203 S. Harding St., Indianapolis, IN
Zip Code 46217
Signature Adam Reed
Date 11-8-22
Resident/Business

12. Greg Reed
Print Name
Street Address 5203 S. Harding
Zip Code 46217
Signature Greg Reed
Date 11-8-2022
Resident/Business

13. DONNA TAYLOR
Print Name
Street Address 5325 S. HARDING ST.
Zip Code 46217
Signature Donna Taylor
Date 11/8/22
Resident/Business

14. TERRY BURKS
Print Name
Street Address 5325 S. HARDING ST
Zip Code 46217
Signature Terry Burks
Date 11-8-22
Resident/Business

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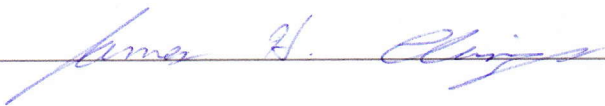
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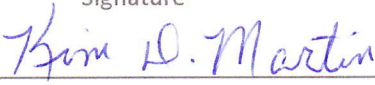
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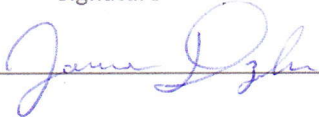
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Print Name
Street Address 5325 S. HARDING ST
Zip Code 46217
Signature Terry Burks
Date 11-8-22
Resident/Business

Print Name

Resident/Business

15. Bill Runion

Street Address

Zip Code

5203 S. Harding St.

46217

Signature

Date 11-9-22

Bill Runion - Bill Runion signed w/permission by Greg Dzel

Print Name

Resident/Business

16. _____

Street Address

Zip Code

Signature

Date

Print Name

Resident/Business

17. _____

Street Address

Zip Code

Signature

Date

Print Name

Resident/Business

18. _____

Street Address

Zip Code

Signature

Date

Greg Dzula

From: Bill Runion <bill@rpmfirm.com>
Sent: Wednesday, November 9, 2022 11:08 AM
To: Greg Dzula
Subject: RE: Case No. 2022-CZN-862/2022-CVR-862

Hi Greg,

✓ Thank you for working on this. Please forward me the Staff Report as well and add my name to the petition.

Bill Runion
317-473-2036
Bill@rpmfirm.com

From: Greg Dzula <GDzula@ibtlife.com>
Sent: Tuesday, November 8, 2022 7:02 PM
To: Bill Runion <bill@rpmfirm.com>
Subject: FW: Case No. 2022-CZN-862/2022-CVR-862

Hi Bill,

This is Greg, I spoke to you on the phone regarding the truck-stop that intends to be constructed across the street from your rental property on Harding Street. Below is the remonstrance email I sent to Keith Holdsworth of the Metropolitan Development Commission. I also sent him a petition signed by 14 neighbors opposing the rezoning request. Keith submitted a Staff Report to the Hearing Examiner recommending denial of said rezoning which is very promising and works in our favor.

Greg Dzula

From: Greg Dzula
Sent: Monday, November 7, 2022 8:16 AM
To: Holdsworth, Keith L. <keith.holdsworth@indy.gov>
Subject: Case No. 2022-CZN-862/2022-CVR-862

Attn: Keith Holdsworth, Senior Planner
Metropolitan Development Commission
200 E. Washington St., Suite 1842
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From: [RICHARD ANDERSON](#)
To: [Holdsworth, Keith L.](#)
Subject: Resining case 2022-CZN 862/2022-CVR 862
Date: Wednesday, March 1, 2023 7:33:51 AM

Hello Mr Holdsworth, Would you please send us the diagram and staff report regarding the proposed Quick Trip at Harding & SR 37? We are opposed to a truck stop/convenience center at this location for numerous reasons: Harding Street is already in bad shape with the traffic we currently have. It is a two lane road! The additional semi traffic will put more stress on it. The noise will be constant. It will make it unsafe for children picked up by the school bus. It will make access to Harding much more difficult for those school buses and for the residents of both the houses on Harding and the housing off Epler, Edgewood, Banta and Southport. Please oppose this plan! Thank you, Christine and Richard Anderson, 6207 S Harding, Indpls IN 46217. 317-408-7662

From: [James Clingerman](#)
To: [Holdsworth, Keith L.](#)
Subject: Remonstrance to rezoning- case # 2022-czn-862/2022-cwr-862
Date: Monday, November 7, 2022 12:46:32 PM

Hello Keith,

I am a resident of Marion County, living at 5345 S Harding St.

I was recently made aware of a proposal to rezone 5204, 5206, and 5216 S Harding St. Indianapolis, IN 46217.

Rezoning this area from C-5 to C-7 and allowing a truck stop/gas station to be put in, will wreak havoc on our small neighborhood.

The mass amount of added traffic to our small street will no doubt increase physical and noise pollution, add safety concerns for everyone, especially kids and animals, and deteriorate our already pitted roads at an accelerated rate.

The small street does not allow room for a truck or other traffic to turn around if there is an issue and they cannot pass through.

There is also the concern of gasoline tanks in the ground, potentially polluting our well water. The residents of the entire area are all reliant on well water, for drinking, bathing, cleaning, etc.

Even a small leak in these tanks (not considering all of the other pollutants that comes with this type of business), can be catastrophic to our health.

Strictly looking at this from a perspective of convenience, there are 3 other truck stops and 2 other gas stations all within a few blocks from the area.

ALL of them are much more easily accessible than to try and force a fleet of semi-trucks down our tiny road. The residents of Harding St. already have trouble just getting out of our driveways (directly on Harding) to travel at certain times of day.

The amount of foot traffic of people walking through residents property will no doubt increase, posing safety concerns for the pedestrians from the increased vehicle traffic and potentially causing altercations between residents and trespassing pedestrians.

I hope you'll take all of these issues into consideration and deny the proposal for rezoning.

Thank you for time and consideration,

James H. Clingerman

Indiana Brazilian Jiu-Jitsu Academy

www.IBJJA.com

www.BJJ.Foundation

317-946-9447

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- 1) There are eleven (11) private residences zoned noncommercial/Agriculture/SFR (D-A) on the east side of South Harding Street between Harding Lane and W. Epler Ave; five (5) of those private residences will be directly across the street from said business and the other private residences will be directly affected by the added traffic and congestion;
- 2) There are two private residences on the westside of S. Harding St. between Harding Lane and W. Epler Ave, one of those residences sits on the property in question;
- 3) Many of the above residences on both sides of S. Harding St. have potable well water that can potentially be disrupted by the burial of gasoline/diesel storage tanks, and/or contaminated by the leakage of these fossil fuels from compromised subterranean tanks, thus creating a potential environmental hazard to the community at large and the White River Watershed (tank compromise is inevitable due to the subterranean quarry excavation and dynamiting by Hanson Aggregates---Harding Street Quarry directly under said property in question);
- 4) Many of the businesses on the westside of S. Harding St. between Harding Lane and W. Epler Ave have potable well water that can potentially be disrupted by the burial of gasoline/diesel storage tanks, and/or contaminated by the leakage of these fossil fuels from compromised subterranean tanks, the potential environmental hazard is the same as point three (3);
- 5) The QuikTrip Corporation Truck-Stop will potentially jeopardize the integrity of the natural-gas national pipeline system running on the westside of said property in question, along SR-37, and thus elevating the potential environmental hazard and safety of the community at large (existence of this pipeline is questionable and needs further study to understand if it is a viable concern or not);

- 6) The immediate surrounding vicinity of this proposed QuikTrip Corporation Truck-Stop already harbors three (3) full service truck-stops with additional automobile fuel pumps (i.e., Flying-J; Mr. Fuel, and Pilot gas & diesel stations); additionally there is a Marathon Gas Station at the corner of W. Thompson Rd and S. Harding St./SR-37; these existing truck-stops and gas stations are all less than half ($\frac{1}{2}$) of a mile from the proposed QuikTrip Corporation Truck-Stop;
- 7) QuikTrip Corporation Truck-Stop is also proposing a convenient store, however, all four (4) existing truck-stops and the gas station have on their premises amply supplied convenient stores providing both hot and cold foods and drinks;
- 8) Two of the existing truck-stops also have hot-food and fast-food restaurants: Pilot has a Subway Restaurant and Flying-J has an Arby's Restaurant;
- 9) Other existing fast-food restaurants in the area include: Hardee's, White Castle, McDonald's, Taco Bell, Waffle House, and an Indian and American Restaurant, these establishments meet trucker and traveler's needs;
- 10) All these existing businesses are easily accessible from Interstate I-465 exit 4, and from the newly under construction SR-37 on/off ramp from the newly under construction interstate highway I-69, thus providing ample necessities for truckers and travelers alike, QuikTrip Corporation Truck-Stop is not essential to meet traveler's demands since these demands are amply met by existing entities in the immediate area;
- 11) QuikTrip Corporation Truck-Stop is proposing a Cat Scale Weigh Station on their premises which is redundant since there are four (4) separate Cat Scale Weigh Stations in existence in said vicinity (i.e., Flying-J, Pilot, Mr. Fuel, and Truckomat Truck Wash), the Truckomat Truck Wash at 5150 Harding Lane is within line-of-sight from the proposed location of the QuikTrip Corporation Truck-Stop;
- 12) The proposed site-drawing (drawing presented prior to Nov. 10, 2022 hearing) for the QuikTrip Corporation Truck-Stop illustrates that the vehicular entrance and exit is situated on South Harding Street which is unable to accommodate this heavy amount of traffic and the weight-class of tractor-trailers; the width of the road cannot accommodate tractor-trailers turning-into and turning-out of the premises of the QuikTrip Corporation Truck-Stop; this portion of South Harding Street, a two-lane road (31 ft wide) with private residence's mailboxes on the westside of the street, was not designed for this proposed purpose and has no street curbing on either side of the road to protect the private residences from trucks making excessively wide turns through their neatly manicured lawns;
- 13) The existing gas station and truck-stops (Flying-J, Pilot, Mr. Fuel, Marathon) are situated on roads with a minimum of four (4) lanes of traffic (Flying-J is adjacent to West Thompson Road which is 48 ft. wide), truck-stops have a tendency at times to have trucks backed up on the road as they await availability of fueling bays, the question must be asked: "How will through traffic on a two-lane road with a bend maneuver around idling trucks parked on Harding Street without causing a treacherous accident?"

- 14) Why are not the entrance and exit for said proposed QuikTrip Corporation Truck-Stop situated on SR-37, since SR-37 will soon become obsolete and just a glorified on/off exit ramp for the newly under construction I-69 NAFTA Federal Highway (SR-37 is a six (6) lane road);
- 15) Traffic-light patterns on SR-37/Harding Street would have to be drastically altered to accommodate increased southbound traffic making left turns onto the two-lane portion of South Harding Street, the left-turn light signal at the current time only facilitates three automobiles making the turn safely and lawfully if drivers are paying attention, or only one tractor-trailer making the left turn before the signal turns red, this short signal duration will cause an abnormal amount of traffic backup past West Thompson Road if the QuikTrip Corporation Truck-Stop proposal is approved;
- 16) Further complications exist with Citizens Energy Group's water main running down the westside of South Harding Street and their natural-gas line running down the eastside of the street (said gas line is not buried very deeply at the edge of the roadway), the added surface tension can cause these pipelines to burst especially when these trucks overshoot the pavement of South Harding Street as they make excessively wide turns in and out of the proposed QuikTrip Corporation facility;
- 17) Extra fire hydrants along South Harding Street will be necessary to accommodate emergency water usage to extinguish any potential fire(s) at said QuikTrip Corporation Truck-Stop facility and premises, and to protect the neighboring homes from winds blowing embers eastward (i.e., March of 2016, Flying-J had a costly three-alarm fire), a massive truck-stop fire would make it impossible for neighbors to access their homes;
- 18) Another objection to said proposed truck-stop is the complexity of AES Indiana (formerly IPL) powerline utility poles situated on the westside of South Harding Street accommodating three-phase electrical power distribution lines, Comcast/Xfinity cable-TV & Internet lines, and AT&T telephone landlines; the powerline utility poles on the eastside of South Harding Street (believed to be owned by Duke Energy) accommodate very high-voltage three-phase electrical transmission lines, these poles on both sides of the street are situated only a few feet from the roadway; damage to these poles by excessively wide turns by careless tractor-trailer drivers will cause expansive electrical hazards and power outages across a large portion of the southside electrical grid and cable/telephone grid, needless to say, it will also jeopardize the safety of residents, business personnel, and vehicle occupants should these dangerous high-voltage wires fall to the ground;
- 19) All the private residences and all the businesses on South Harding Street between SR-37 and West Epler Ave are on septic systems since there is no city sewer system on this stretch of Harding Street, therefore the proposed QuikTrip Corporation Truck-Stop with public bathrooms, slop-sinks, and grease-trap sinks will have to connect to city sewer somewhere along Harding Lane or West Thompson Road which could exceed \$100,000 expense to the Petitioner (directional drilling under South Harding Street and Harding Lane would be necessary to make connection to an existing city sewer line);

- 20) QuikTrip Corporation Truck-Stop is proposing a business operating 24 hours a day, 7 days a week; there is no business along South Harding Street's two-lane corridor that operates outside of the standard business eight (8) hour work day (all said existing businesses are closed on Sundays, Thanksgiving, Christmas, Easter, Memorial Day, Labor Day, and Fourth of July, and most are closed or have restricted hours on Saturdays); the QuikTrip Corporation Truck-Stop business hours are unreasonable for the private residences lining the eastside of the street, thus making the noise level from the QuikTrip Corporation Truck-Stop intolerable, undesirable, and hence causing sleep deprivation;
- 21) The existing business (mulch supplier) operating on said property at the approximate address of 5204, 5206, and 5216 S. Harding St., is a seasonal business and only stays open during daylight hours in the Spring and Summer months (opens no earlier than 7:00 or 8:00 AM and closes no later than 7:00 or 8:00 PM) when landscaping product demand is greatest;
- 22) The QuikTrip Corporation Truck-Stop lighting (downcast parking lot lighting, signage lighting, and building lighting) at night will shine excessively into the homes of the private residences and be an added nuisance to the neighbors and an added cause of sleep deprivation; vehicular (tractor-trailers and automobiles) headlights/headlamps will continuously be shining into the private residences at all hours of the night as these vehicles sit idling in the parking lot and/or exiting the premises of the truck-stop;
- 23) The QuikTrip Corporation Truck-Stop trash will blow out of their trash receptacles and litter the neighboring residences, the wind predominantly blows from the west to the east, and especially in the wintertime, the wind blows excessively strong; the QuikTrip Corporation Truck-Stop has no provision of capturing this blowing trash inevitably due to the nature of said business;
- 24) The QuikTrip Corporation Truck-Stop will draw criminal activity to their premises and the surrounding area especially in the late-night hours thus exacerbating the crime problem associated with this type of business on the southside of Indianapolis, adversely affecting the safety and wellbeing of the residents and their properties (e.g., drug trafficking, prostitution, theft, loitering, vagrants, etc.), the residents and I would demand on premises 24 hour surveillance by armed IMPD officers and 24 hour monitored strategically placed security cameras to deter criminal activity;
- 25) Noxious and toxic exhaust fumes including carbon-monoxide (CO) from idling trucks and cars will be a perpetual hazard to residents' health as these toxic gases will be typically blown in the direction of the homes east of said QuikTrip Corporation Truck-Stop;
- 26) If the move nationally and internationally as conveyed by our current administration and the major media outlets is to draw down the U.S. carbon footprint by reducing the use of fossil fuels, why would an added fossil fuel truck-stop be necessary when their existence will become obsolete in the foreseeable future with the rapid advancement of EVs and electric unmanned tractor-trailers occupying the highways and byways? ... Hence, an added truck-stop is absolutely unnecessary in light of these twenty-six (26) key points and is environmentally unsound for the wellbeing of the neighborhood!

I have talked to the homeowners up and down S. Harding St and we have come to a consensus to oppose said rezoning proposal. The elderly homeowner, Marian Short, 5403 S. Harding St. has asked me to add her name to this remonstrance since she does not have a computer and is unable to attend the hearing due to her age. Due to the I-69 project, currently there is an amplified amount of traffic on South Harding Street including heavy road construction equipment making traffic difficult to navigate at certain hours of the day. The constant pounding of this abnormal road traffic breaks down the road surface causing rapid expansion of potholes especially in the winter months with the freezing and thawing temperatures; road repair crews are slow to respond when potholes need to be patched.

The QuikTrip Corporation Truck-Stop should assess the northside of I-465 where South Harding Street is six (6) lanes wide and can accommodate this type of vehicular traffic; they should acquire the property of the abandoned burned-out hotel, **Best Inn**, north of the Pilot Station, tear it down, and revitalize that eye sore.

It is an encouragement to me and the other neighbors that the staff recommend denial of said rezoning proposal, may the many voices of the neighbors in absentia be added to your recommended denial via the petition they have signed! According to the "Staff Report" by Keith Holdsworth dated 11-04-22, under the section SUMMARY OF ISSUES—Zoning—Second and Third Bullet-Point (page 2) reveals that the QuikTrip Corporation Truck-Stop rezoning proposal approval is unwarranted and can never be approved no matter how revised and upgraded the site plans become, because they can never get around the issue of the adjacent private residences that are adversely affected by the rezoning to a C-7 classification.

If possible, please forward a detailed diagram of the proposed South Harding Street modifications to accommodate the QuikTrip Corporation Truck-Stop along with the submitted Traffic Study provided by the QuikTrip Corporation.

I reserve the right to amend this remonstrance as more information comes to light in this case; this document has been amended as of 11-14-22.

Sincerely,

Greg Dzula

gdzula@ibtlife.com

317.753.9034

5221 S. Harding St.

Indianapolis, IN 46217

cc: J. Murray Clark, Attorney for Petitioner - Faegre Drinker Biddle & Reath LLP

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- 1) There are eleven (11) private residences zoned noncommercial/Agriculture/SFR (D-A) on the east side of South Harding Street between Harding Lane and W. Epler Ave; five (5) of those private residences will be directly across the street from said business and the other private residences will be directly affected by the added traffic and congestion;
- 2) There are two private residences on the westside of S. Harding St. between Harding Lane and W. Epler Ave, one of those residences sits on the property in question;
- 3) Many of the above residences on both sides of S. Harding St. have potable well water that can potentially be disrupted by the burial of gasoline/diesel storage tanks, and/or contaminated by the leakage of these fossil fuels from compromised subterranean tanks, thus creating a potential environmental hazard to the community at large and the White River Watershed (tank compromise is inevitable due to the subterranean quarry excavation and dynamiting by Hanson Aggregates---Harding Street Quarry directly under said property in question);
- 4) Many of the businesses on the westside of S. Harding St. between Harding Lane and W. Epler Ave have potable well water that can potentially be disrupted by the burial of gasoline/diesel storage tanks, and/or contaminated by the leakage of these fossil fuels from compromised subterranean tanks, the potential environmental hazard is the same as point three (3);
- 5) The QuikTrip Corporation truck-stop will potentially jeopardize the integrity of the natural-gas national pipeline system running on the westside of said property in question, along SR-37, and thus elevating the potential environmental hazard and safety of the community at large;
- 6) The immediate surrounding vicinity of this proposed QuikTrip Corporation Truck-Stop already harbors three (3) full service truck-stops with additional automobile fuel pumps (i.e. Flying-J; Mr. Fuel, and Pilot gas & diesel stations); additionally there is a Marathon Gas Station at the corner of W. Thompson Rd and S. Harding St./SR-37; these existing truck-stops and gas stations are all less than half ($\frac{1}{2}$) of a mile from the proposed QuikTrip Corporation truck-stop;
- 7) QuikTrip Corporation Truck-Stop is also proposing a convenient store, however, all four (4) existing truck-stops and the gas station have on their premises amply supplied convenient stores providing both hot and cold foods and drinks;

- 8) Two of the existing truck-stops also have hot-food and fast-food restaurants: Pilot has a Subway Restaurant and Flying-J has an Arby's Restaurant;
- 9) Other existing fast-food restaurants in the area include: Hardee's, White Castle, McDonald's, Taco Bell, Waffle House, and an Indian and American Restaurant, these establishments meet trucker and traveler's needs;
- 10) All these existing businesses are easily accessible from Interstate I-465 exit 4, and from the newly under construction SR-37 on/off ramp from the newly under construction interstate highway I-69, thus providing ample necessities for truckers and travelers alike, QuikTrip Corporation Truck-Stop is not essential to meet traveler's demands since these demands are amply met by existing entities in the immediate area;
- 11) QuikTrip Corporation Truck-Stop is proposing a Cat Scale Weigh Station on their premises which is redundant since there are four (4) separate Cat Scale Weigh Stations in existence in said vicinity (i.e. Flying-J, Pilot, Mr. Fuel, and Truckomat Truck Wash), the Truckomat Truck Wash at 5150 Harding Lane is across the street from the proposed location of the QuikTrip Corporation truck-stop;
- 12) The proposed site-drawing (drawing presented prior to Nov. 10, 2022 hearing) for the QuikTrip Corporation Truck-Stop illustrates that the vehicular entrance and exit is situated on South Harding Street which is unable to accommodate this heavy amount of traffic and the weight-class of tractor-trailers; the width of the road cannot accommodate tractor-trailers turning-into and turning-out of the premises of the QuikTrip Corporation truck-stop; this portion of South Harding Street, a two-lane road (31 ft wide) with private residence's mailboxes on the westside of the street, was not designed for this proposed purpose and has no street curbing on either side of the road to protect the private residences from trucks making excessively wide turns through the neighbors' neatly manicured lawns;
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- 14) Why are not the entrance and exit for said proposed QuikTrip Corporation Truck-Stop situated on SR-37 since SR-37 will soon become obsolete and just a glorified on/off exit ramp for the newly under construction I-69 Federal Highway
- 15) Traffic-light patterns on SR-37/Harding Street would have to be drastically altered to accommodate increased southbound traffic making left turns onto the two-lane portion of South Harding Street, the left-turn light signal at the current time only facilitates three automobiles making the turn safely and lawfully if drivers are paying attention and only one tractor-trailer making the left turn before the signal turns red, this will cause an abnormal amount of traffic backup past West Thompson Road if the QuikTrip Corporation truck-stop proposal is approved;
- 16) Further complications exist with Citizens Energy Group's water main running down the westside of S. Harding St. and their gas line running down the eastside of the street (said gas line is not buried very deeply at the edge of the roadway), the added surface tension can cause these pipelines to burst especially when these trucks overshoot the pavement of South Harding Street as they make excessively wide turns;

- 17) Another objection to said proposed truck-stop is the complexity of AES Indiana (formerly IPL) powerlines that have poles situated on both sides of South Harding Street, the power-poles on the westside of South Harding Street accommodate electrical power distribution lines, Comcast/Xfinity cable-TV & Internet lines, and AT&T telephone landlines; the power-poles on the eastside of South Harding Street accommodate very high-voltage electrical power distribution lines, these poles on both sides are situated only a few feet from the roadway; damage to these poles by excessively wide turns by careless tractor-trailer drivers will cause expansive electrical hazards across the entire electrical grid and cable/telephone grid, and needless to say, will also jeopardize the safety of residents, business personnel, and vehicle passengers should these dangerous high-voltage wires fall to the ground;
- 18) All the private residences and all the businesses on this portion of South Harding Street between SR-37 and West Epler Ave are on septic systems since there is no city sewer system connection points on this corridor of Harding Street, therefore the proposed QuikTrip truck-stop with public bathrooms, slop-sinks, and grease-trap sinks will have to connect to city sewer somewhere along Harding Lane and West Thompson Road;
- 19) QuikTrip Corporation truck-stop is proposing a business operating 24 hours a day, 7 days a week; there is no business along S. Harding St. in this corridor that operates outside of the standard business eight (8) hour work day (all said existing businesses are closed on Sundays, Thanksgiving, Christmas, Easter, Memorial Day, Labor Day, and Fourth of July, and most are closed or have restricted hours on Saturdays); the QuikTrip Corporation truck-stop business hours are unreasonable for the private residences lining the eastside of the street, thus making the noise level from the QuikTrip Corporation truck-stop intolerable, undesirable, and hence causing sleep deprivation;
- 20) The existing business (mulch supplier) operating on said property at the approximate address of 5204, 5206, and 5216 S. Harding St., is a seasonal business and only stays open during daylight hours in the Spring and Summer months when demand is greatest;
- 21) The QuikTrip Corporation truck-stop lighting (downcast parking lot lighting, signage lighting, and building lighting) at night will shine excessively into the homes of the private residences and be an added nuisance to the neighbors and an added cause of sleep deprivation; vehicular (tractor-trailers and automobiles) headlights/headlamps will continuously be shining into the private residences at all hours of the night as these vehicles sit idling in the parking lot and/or exiting the premises of the truck-stop;
- 22) The QuikTrip Corporation truck-stop trash will blow out of their trash receptacles and litter the neighboring residences, the wind predominantly blows from the west to the east and especially in the wintertime the wind blows excessively strong; the QuikTrip Corporation truck-stop has no provision of capturing this blowing trash that is inevitable due to the nature of said business;
- 23) The QuikTrip Corporation truck-stop will draw criminal activity to their premises and the surrounding area especially in the late night hours thus elevating the crime associated with this style of business, adversely affecting the safety and wellbeing of the neighbors and their properties; this proposed truck-stop should relocate to the northside of I-465 and the northside of the Pilot Station where South Harding Street is six (6) lanes and can accommodate this type of vehicular traffic; they should acquire the property of the abandoned burned-out hotel, **The Best Inn**, north of the Pilot Station, tear it down, and revitalize that eye sore;

- 24) Noxious and toxic exhaust fumes including carbon-monoxide (CO) from idling trucks and cars will be a perpetual hazard to residents' health as these toxic gases will be typically blown in the direction of the homes east of said QuikTrip Truck-Stop;
- 25) If the move nationally and internationally as conveyed by our current administration and the major media outlets is to draw down the U.S. carbon footprint by reducing the use of fossil fuels, why would an added fossil fuel truck-stop be necessary when their existence will become obsolete in the foreseeable future with the rapid advancement of EVs and electric unmanned tractor-trailers occupying the highways and byways? ... Hence, an added truck-stop is absolutely unnecessary in light of these twenty-five (25) key points and is environmentally unsound for the wellbeing of the neighborhood!

I have talked to the homeowners up and down S. Harding St and we have come to a consensus to oppose said rezoning proposal. The elderly homeowner, Marian Short, 5403 S. Harding St. has asked me to add her name to this remonstrance since she does not have a computer and is unable to attend the hearing due to her age. Due to the I-69 project, currently there is an amplified amount of traffic on South Harding Street including heavy road construction equipment making traffic difficult to navigate at certain hours of the day. The constant pounding of this abnormal road traffic breaks down the road surface causing rapid expansion of potholes especially in the winter months with the freezing and thawing temperatures; road repair crews are slow to respond when potholes need to be patched.

It is an encouragement to me and the other neighbors that the staff recommend denial of said rezoning proposal, may the many voices of the neighbors in absentia be added to your recommended denial via the petition they have signed! According to the "Staff Report" by Keith Holdsworth dated 11-04-22, under the section SUMMARY OF ISSUES—Zoning—Second and Third Bullet-Point reveals that the QuikTrip Corporation truck-stop rezoning proposal approval is unwarranted and can never be approved no matter how revised and upgraded the site plans become, they can never get around the issue of the adjacent private residences that are adversely affected by the rezoning to a C-7 classification.

Please forward a detailed diagram of the proposed South Harding Street modifications to accommodate the QuikTrip Corporation Truck-Stop along with the submitted Traffic Pattern Study provided by the QuikTrip Corporation truck-stop.

I reserve the right to amend this remonstrance as more information comes to light in this case; this document has been amended as of 11-11-22.

Sincerely,

Greg Dzula

gdzula@ibtlife.com

317.753.9034

5221 S. Harding St.

Indianapolis, IN 46217

cc: J. Murray Clark, Attorney for Petitioner - Faegre Drinker Biddle & Reath LLP

From: [Greg Dzula](#)
To: [Holdsworth, Keith L.](#)
Subject: Case No. 2022-CZN-862/2022-CVR-862
Date: Monday, November 7, 2022 8:16:14 AM

Attn: Keith Holdsworth, Senior Planner
Metropolitan Development Commission
200 E. Washington St., Suite 1842
Indianapolis, IN 46204
(317) 327-5114

RE: Case No. 2022-CZN-862/2022-CVR-862

Dear Mr. Holdsworth,

Pursuant to the above referenced case number for a QuikTrip Corporation truck-stop to be built at the approximate address of 5204, 5206, and 6216 S. Harding St., Indianapolis 46217, I hereby oppose the rezoning proposed for said business and will remonstrate against any further action being pursued in this case by the Petitioner. The following eighteen (18) reasons below support my remonstrance:

1. There are eleven (11) private residences zoned noncommercial on the east side of South Harding Street between Harding Lane and W. Epler Ave; five (5) of those private residences will be directly across the street from said business;
2. There are two private residences on the westside of S. Harding St. between Harding Lane and W. Epler Ave, one of those residences sits on the property in question;
3. Many of the above residences on both sides of S. Harding St. have potable well water that can potentially be disrupted by the burial of gasoline/diesel storage tanks, and/or contaminated by the leakage of these fossil fuels from compromised subterranean tanks, thus creating a potential environmental hazard to the community at large and the White River Watershed (tank compromise is inevitable due to the subterranean quarry excavation and dynamiting by Hanson Aggregates Harding Street Quarry directly under said property in question);
4. Many of the businesses on the westside of S. Harding St. between Harding Lane and W. Epler Ave have potable well water that can potentially be disrupted by the burial of gasoline/diesel storage tanks, and/or contaminated by the leakage of these fossil fuels from compromised subterranean tanks, the potential environmental hazard is the same as point three (3);
5. The QuikTrip Corporation truck-stop will potentially jeopardize the integrity of the natural gas national pipeline system running on the westside of said property in question, and thus elevating the potential environmental hazard and safety of the community at large;
6. The immediate surrounding vicinity of this proposed QuikTrip Corporation truck-stop already harbors three (3) full service truck-stops with additional automobile fuel pumps (i.e. Flying-J; Mr. Fuel, and Pilot gas & diesel stations); additionally there is a Marathon Gas Station at the corner of W. Thompson Rd and S. Harding St./SR-37; these existing truck-stops and gas stations are all less than half ($\frac{1}{2}$) of a mile from the proposed QuikTrip Corporation truck-stop;
7. Quiktrip Corporation truck-stop is also proposing a convenient store, however, all four (4) existing truck-stops and gas stations have on their premises amply supplied convenient stores

providing both hot and cold food and drinks;

8. Two of the existing truck-stops also have hot-food and fast-food restaurants: Pilot has a Subway Restaurant and Flying-J has an Arby's Restaurant;
9. Other existing fast food restaurants in the area include: Hardee's, White Castle, McDonald's, Taco Bell, Waffle House, and an Indian and American Restaurant, these establishments meet trucker and traveler's needs;
10. All these existing businesses are easily accessible from Interstate I-465 exit 4, and from the newly under construction SR-37 on/off ramp from the newly under construction interstate highway I-69, thus providing ample necessities for truckers and travelers alike, QuikTrip Corporation truck-stop is not a required business necessary to meet traveler's demands since these demands are amply met by existing entities in the immediate area;
11. QuikTrip Corporation truck-stop is proposing a Cat Scale Weigh Station on their premises which is redundant since there are three (3) separate Cat Scale Weigh Stations in existence in said vicinity (i.e. Pilot, Mr. Fuel, and Truckomat Truck Wash), the Truckomat Truck Wash at 5150 Harding Lane is across the street from the proposed location of the QuikTrip Corporation truck-stop;
12. The proposed site-drawing for the QuikTrip Corporation truck-stop illustrates that the vehicular entrance and exit is situated on S. Harding St. which is unable to accommodate this heavy amount of traffic and the weight-class of tractor-trailers; the width of the road cannot accommodate tractor-trailers turning-into and turning-out of the premises of the QuikTrip Corporation truck-stop; this portion of South Harding Street, a two lane road with private residence's mailboxes on the westside of the street, was not designed for this proposed purpose and has no street curbing on either side of the road to protect the private residences from trucks making excessively wide turns through the neighbors' neatly manicured lawns;
13. Further complications exist with Citizens Energy Group's water main running down the westside of S. Harding St. and their gas line running down the eastside of the street (said gas line is not buried very deeply at the edge of the roadway), the added surface tension can cause these pipelines to burst especially when these trucks overshoot the pavement of S. Harding St.;
14. QuikTrip Corporation truck-stop is proposing a business operating 24 hours a day, 7 days a week; there is no business along S. Harding St. in this corridor that operates outside of the standard business eight (8) hour work day (all said existing businesses are closed on Sundays, Thanksgiving, Christmas, Easter, Memorial Day, Labor Day, and Fourth of July, and most are closed on Saturdays); the QuikTrip Corporation truck-stop business hours are unreasonable for the private residences lining the eastside of the street, thus making the noise level from the QuikTrip Corporation truck-stop intolerable, undesirable, and hence causing sleep deprivation;
15. The QuikTrip Corporation truck-stop lighting at night will shine excessively into the homes of the private residences and be an added nuisance to the neighbors and an added cause of sleep deprivation;
16. The QuikTrip Corporation truck-stop trash will blow out of their trash receptacles and litter the neighboring residences, the wind predominantly blows from the west to the east and especially in the winter time the wind blows excessively strong; the QuikTrip Corporation truck-stop has no provision of capturing this blowing trash that is inevitable due to the nature of said business;

17. The QuikTrip Corporation truck-stop will draw criminal activity to their premises and the surrounding area especially in the late night hours thus elevating the crime associated with this style of business, adversely affecting the safety and wellbeing of the neighbors and their properties; this proposed truck-stop should relocate to the northside of I-465 and the northside of the Pilot Station where South Harding Street is six (6) lanes and can accommodate this type of vehicular traffic; they should acquire the property of the abandoned burned-out hotel, The Best Inn, north of the Pilot Station, tear it down, and revitalize that eye sore;
18. If the move nationally and internationally as conveyed by our current administration and the major media outlets is to draw down the U.S. carbon footprint by reducing the use of fossil fuels, why would an added fossil fuel truck-stop be necessary when their existence will become obsolete in the foreseeable future with the rapid advancement of EVs and electric unmanned tractor-trailers occupying the highways and byways? ... Hence, an added truck-stop is absolutely unnecessary in light of these eighteen key points and is environmentally unsound for the wellbeing of the neighborhood!

I have talked to the homeowners up and down S. Harding St and we have come to a consensus to oppose said rezoning proposal. The elderly homeowner, Marian Short, 5403 S. Harding St. has asked me to add her name to this remonstrance since she does not have a computer and is unable to attend the hearing due to her age. Due to the I-69 project currently there is an amplified amount of traffic on South Harding Street including heavy road construction equipment making traffic difficult to navigate at certain hours of the day. The constant pounding of this abnormal road traffic breaks down the road surface causing rapid expansion of potholes especially in the winter months with the freezing and thawing temperatures; road repair crews are slow to respond when potholes need to be patched.

It is an encouragement to me and the other neighbors that the staff recommend denial of said rezoning proposal, may the many voices of the neighbors in absentia be added to your recommended denial! I reserve the right to amend this remonstrance as more information comes to light in this case.

Sincerely,

Greg Dzula

gdzula@ibtlife.com

317.753.9034

5221 S. Harding St.

Indianapolis, IN 46217

From: [Kim Dzula](#)
To: [Holdsworth, Keith L.](#)
Subject: Fwd: FW: Case No. 2022-CZN-862/2022-CVR-862
Date: Wednesday, November 9, 2022 9:53:57 AM

Attn: Keith Holdsworth, Senior Planner

Metropolitan Development Commission

200 E. Washington St., Suite 1842

Indianapolis, IN 46204

(317) 327-5114

RE: Case No. 2022-CZN-862/2022-CVR-862

Dear Mr. Holdsworth,

This email is in reference to the QuikTrip Corporation Truck-Stop to be built at the address of 5204, 5206, and 5216 S. Harding St., Indianapolis 46217, I oppose the rezoning proposed for this business. The following reasons are:

1. The QuikTrip Corporation Truck-Stop will reduce property value of my home at 5221 South Harding Street and the other homes on this portion of Harding St. adjacent to the business.
2. The QuikTrip Corporation Truck-Stop will have an entrance and exit situated on S. Harding St. This two lane road cannot accommodate this type of heavy traffic and will cause major headaches for myself and my neighbors just attempting to get in and out of our driveways.
3. The QuikTrip Corporation Truck-Stop will have tractor-trailers and cars idling their engines and causing exhaust fumes to drift toward my property and poisoning the air my family breathes with carbon-monoxide and other toxic gases; this will prevent us from opening our home windows.
4. The QuikTrip Corporation Truck-Stop will be a business operating 24 hours a day, 7 days a week. This is more than unreasonable for private residences along Harding Street. No other business on this portion of Harding operates on these kinds of hours.
5. At nights, the QuikTrip Corporation Truck-Stop downcast parking lot lighting, building lighting, and illuminated signage, as well as the headlights of vehicles entering and exiting will cast light into the homes through the windows of private homes.
6. This type of business, along with the late night hours, will put the safety and well being of my family, my property, and the families and properties of my neighbors at risk because of the criminal activity associated with truck-stops in general.
7. The surrounding area of this proposed business is less than 1/2 a mile from a Marathon

Gas Station and across the street from an existing truck scale weigh station and wash. Additionally, there are three FULL service truck stops with convenient stores, restaurants, and truck scales also all within a 1/2 a mile. There is no need for yet another gas station/truck stop in this area.

Sincerely,

Kim Martin

kimdzilla@gmail.com

(317) 753-9893

5221 S. Harding St.

Indianapolis, IN 46217

From: [Michael Welp](#)
To: [Holdsworth, Keith L.](#)
Subject: Rezoning variance for 5204, 5206 and 5216 South Harding St.
Date: Wednesday, November 9, 2022 2:48:43 PM

Mr. Holdsworth,

I am writing to let you know that I am opposed to and remonstrate the request for a rezoning variance for 5204, 5206 and 5216 South Harding St. by Quiktrip Corporation.

Michael Welp
5211 S Harding St.
Indianapolis, IN 46217

From: [Sterling Winnings](#)
To: [Holdsworth, Keith L.](#)
Subject: Truck Stop
Date: Monday, November 7, 2022 8:29:26 PM

I strongly oppose zoning variance 5204 s Harding st. Case# 2022-CZN-862/2022-CVR-862

I can't get out of my driveway in the morning the way it is now and where planned entrance is a truck turning left will be right in front of my house constantly. Then let's talk safety, almost on a daily bases you see on the news another shooting or robbery at a gas station. I worry about stray bullets. Then trucks idling 24 hours a day I will be breathing the exhaust. Also where there are trucks there are hookers, where there are hookers there are drugs and where there are drugs there is guns and so on. Furthermore we don't need another truck stop in this area besides the government wants nothing but electric vehicles asap so why more fuel stations? I can think of 4 or 5 brand new gas stations within 5 miles built in the last couple of years. Not to mention if I did try to move who wants a house right across the street. Ask yourself if you would be happy if they built a truck stop across from your house. I know the answer to that. If you have any questions contact me Sterling Winnings 317-416-9839 at 5245 s Harding st. I could go on and on!!

Sent from my iPhone