

## Blackham, Kathleen

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**From:** Mary Oberting <mboberting@comcast.net>  
**Sent:** Sunday, November 3, 2024 2:24 PM  
**To:** Blackham, Kathleen  
**Subject:** Case 2024-CVR-834/2024-CPL-834

Dear Ms. Blackham -

I am writing to you with my concerns over Cases 2024-CVR-834/2024-CPL-834, concerning variances and special exceptions to Consolidated Zoning and Subdivision Ordinances.

My family has lived at 77 W. Loretta Drive since January 1985. We enjoy our neighbors, the neighborhood and its civility.

Our concerns are as follows:

1. The north side yard setback being reduced from 30 feet minimum requirement to 0 feet setback puts the proposed blacktop driveway/parking lot (for 300+ cars) right up on our property line.
2. The rear yard setback being reduced from 75 feet minimum requirement to 15 feet setback puts the proposed blacktop drive/parking lot/soccer field/building complex right up on my neighbors' property lines.
3. There appears to be no consideration for drainage for this multi-acre area.
4. Our neighborhood has city sewer lines, but we all still have wells. With all the asphalt, there is a possibility of contamination seeping into the water table. This has not been taken into consideration.
5. We are concerned about noise, traffic and the accompanying lighting generated by the events and occurrences on the proposed use of the property.
6. We are concerned about the loss of greenspace, woods, and the accompanying wildlife and birds.
7. If this variance is granted, and if this proposed purchase does NOT go through, is the variance still in effect/apply to subsequent purchases of this property?
8. We are concerned about the impact of all this on our quality of life.

We will be at the hearing on November 21.

Thank you,  
Mary Beth Oberting  
77 W. Loretta Drive  
Indianapolis, IN 46217  
(317) 313-5263

## Blackham, Kathleen

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**From:** Diana Paul <dianajpaul@hotmail.com>  
**Sent:** Sunday, December 8, 2024 10:55 AM  
**To:** Blackham, Kathleen  
**Subject:** Opposition to Variance 2024-CVR-834

Sent from my iPhone

Dear Kathleen,

I live near 6650 South Meridian Street and oppose a large church with a soccer field being built on this property. I love churches but we don't need another one in this area. I have one of these churches with a soccer field and a playground on my backyard property line. It was not there when we built our house 20 years ago. These churches need to be built miles away from subdivisions. Our subdivisions in Perry Township need access to city street sidewalks. We have no sidewalks on our busy city streets. We have terrible traffic congestion on our busy streets. Fortunately a pedestrian has not been hit by a car in the past few years.

Churches and populations are increasing at alarming rates in this area. We need to stop the build of another church at 6650 South Meridian Street.

Thank you

Diana Paul

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

I am writing to formally express my opposition to the proposed items [referred to hereafter as "request"] currently under consideration:

- Variance of Development Standards (zero-foot north side yard setback and a 15-foot rear yard setback)
- Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for religious uses on proposed Lot Two
- Approval of a Subdivision Plat dividing 14.68 acres into two lots.

As a concerned resident, I strongly believe that the approval of this project would have significant negative consequences for our community, and I urge the Commission to disapprove this request.

I believe the request will have the following Negative Impacts:

- Zero lot lines (reduced to 15 ft) between new building/parking lots and soccer field
- Lighting for parking and church will adversely affect area
- Parking lots – *Over 200,000 square feet of asphalt of parking with 300 parking spots (or more because I don't think the plan accurately plans the spaces) This is HALF THE SIZE OF AVERAGE WALMART SUPERCENTER.*
- No drainage! No ponds, all the water is going into our neighborhood ( it already floods my and my neighbors yards every spring). State Rd 135 (Meridian Street) is 8 feet above my property line.
- *My lot is flooded every year for March and Early April , Where will the displaced water go? It settles in my and my neighbors yard ....Contamination of my well water is inevitable.*
- Huge negative impact to existing wildlife and our Quality of life (foxes, ground chuck, squirrel, rabbit, even deer etc, call this home.
- Street impact – traffic, no turn off lanes ( we just went through 6 months of repairs to do this in area)
- They are trying to change this land locked property into a Church commercial property, with no end to development once its approved
- NOISE – this will be an issue with soccer stadium / church or school - +1000 folks using property
- We already have a church on other side of Lockwood Lane
- They don't pay property tax (how many churches?...and I pay 40 percent more in property tax than my Kentucky Property
- The most devalued homes and the only rental properties are the properties next to the church just west of Lockwood Lane. (this should say something).

There are just too many reasons that are negative, and there are other properties available, no one is being discriminated against, no ill will or burden meant against this church.

Regards

Eric Peterson

6611 Lockwood Lane 317-840-6323

Life long resident since 1960 and dedicate taxpayer since 1986.

Case Number: 2024-CVR-834 / 2024-CPL-834

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**1. Safety**

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- Asphalt contained in proposed parking facilities for 250-300 people could contaminate the water supply used by the houses in the immediate vicinity of the proposed development

**2. Environmental Concerns**

- The proposed paved parking facilities will obstruct natural water drainage and direct rainwater into the adjacent properties, resulting in possible flooding.
- The site currently serves as a habitat for numerous types of wildlife, including Endangered Indiana Bats, Owls, birds, and coyotes.

**3. Traffic**

- The increased traffic that will result from the development of a church to serve 250-300 people will create dangerous conditions on already overcrowded streets. The current infrastructure cannot accommodate the additional traffic volume, leading to further congestion and safety concerns for pedestrians and drivers alike.

4. **Property Value Impact**

- The approval of this request is likely to decrease the property values of adjoining houses due to the presence of church and parking facilities in such close proximity. This would result in a financial loss for me and significantly reduce the appeal of the area for potential buyers.

5. **Quality of Life**

- Noise and Disruption: Church services, events, and activities—especially those involving large gatherings, music, or loudspeakers—can create noise disruptions in what is currently a quiet, residential area. This can affect the peace and tranquility that residents enjoy, particularly during evenings and weekends when people are at home.
- Loss of Green Space and Aesthetic Appeal: Constructing church and parking facilities for 250-300 people would degrade the visual appeal of the area and reduce the overall quality of life for nearby residents.

6. **Loss of Tax Revenue**

- Collections of property taxes would be reduced if the property is used for religious purposes.

In conclusion, I strongly urge the zoning board to disapprove all aspects of the request. The consequences of proceeding forward with the request far outweigh any potential benefits, and it is in the best interest of our community to preserve the integrity, safety, and character of our neighborhood. I ask that you consider these objections carefully and take the necessary steps to protect our community from the adverse effects of this development.

Thank you for your time and attention to this matter.

Sincerely,

Written Name: Jessica Reuter

Address: 6612 Lockwood Ln. Indianapolis, IN 46217

Contact Info: 317-965-9335 jreut88@gmail.com

## Blackham, Kathleen

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**From:** Glenn Reynolds <reynoldsglenn@yahoo.com>  
**Sent:** Monday, December 9, 2024 2:22 PM  
**To:** Blackham, Kathleen  
**Cc:** mollyjmccoy127@gmail.com  
**Subject:** 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

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Thank you for your time and attention to this matter.

Sincerely,  
Glenn Reynolds

Written Name: Glenn Reynolds

Address: 46 W Loretta Dr. Indianapolis IN 46217

Contact Info: (Phone) 317-385-3222 (Email) [reynoldsglenn@yahoo.com](mailto:reynoldsglenn@yahoo.com)

Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely,

Written Name:

Rosemary Legan

Address:

16502 Rockwood Ln

Contact Info:

317-919-1048

## Blackham, Kathleen

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**From:** Molly McCoy <mollyjmccoy127@gmail.com>  
**Sent:** Monday, December 16, 2024 12:36 PM  
**To:** Blackham, Kathleen  
**Subject:** Fwd: Zoning variance

Miss me? I do not think I have sent this one but my apologies if it is in duplicate.

Thanks for you help,  
Molly

----- Forwarded message -----

**From:** David Stokes <[6704dws@gmail.com](mailto:6704dws@gmail.com)>  
**Date:** Sat, Dec 14, 2024 at 12:51 PM  
**Subject:** Fwd: Zoning variance  
**To:** Molly McCoy <[mollyjmccoy127@gmail.com](mailto:mollyjmccoy127@gmail.com)>

Molly,

Below are concerns of a resident of Parke Place. Bill is a developer and very knowledgeable about his concerns. You might want to keep his email in your file.

Dave Stokes  
Parke Place HOA  
President

Sent from my iPhone

Begin forwarded message:

**From:** Billroberts <[billroberts.cfm@gmail.com](mailto:billroberts.cfm@gmail.com)>  
**Date:** December 14, 2024 at 11:06:54 AM EST  
**To:** David Stokes <[6704dws@gmail.com](mailto:6704dws@gmail.com)>  
**Cc:** Bill Roberts <[billroberts.cfm@gmail.com](mailto:billroberts.cfm@gmail.com)>  
**Subject:** Zoning variance

David,

I have a major concern for the runoff of rainwater for a parking lot facilitating 300 parking spaces. For that many spaces, the surface area will be between 1.5-2.5 acres. I do know a retention pond must be designed to hold a 100 year flood. Based on my calculations, I think this equates to approximately 150k-250k gallons. So, as you can imagine, an engineers calculation and sizing of a pond for runoff should be a part of the submittal. My concern is that if the petitioners direct runoff and overflow toward Parke Place, it could and most likely would affect the southern border of property owners. This includes the lots on the south side of Ventnor Court and Ventnor Lane. Additionally, this runoff would most definitely affect our pond. The pond was designed only for the runoff of the Parke Place subdivision. If we were to take on more water, especially in a flash flood incident, destruction of property owners could take place. Unfortunately, I'm out of town for the hearing in January. My vote is to be adamantly against the variance based on long range water issues. Feel free to call or email me with questions.

Bill Roberts  
(317) 691-4150

← Zoning Letter V1.0.docx

Case Number: 2024-CVR-834 / 2024-CPL-834

Dear Members of the Metropolitan Development Commission:

I am writing to formally express my opposition to the proposed items [referred to hereafter as "request"] currently under consideration:

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← Zoning Letter V1.0.docx

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Thank you for your time and attention to this matter.

Sincerely,

Written Name:

Karen J. Sahm

Address:

326 Jordan Rd. Indpls. IN 46217

Contact Info:

karenjsahm@aol.com

Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely,

Written Name:     Kurt Schoch    

Address:     6652 Ventnor Lane Indpls, IN 46217    

Contact Info:     317-697-3984 kwschoch@comcast.net

## **Blackham, Kathleen**

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**From:** Brian Schrump <b.a.schrump@gmail.com>  
**Sent:** Monday, November 25, 2024 12:14 PM  
**To:** Blackham, Kathleen  
**Cc:** mollyjmccoy127@gmail.com; kraig.platt@gmail.com  
**Subject:** Opposition of Zoning variance for 6550 S. Meridian St.

Hello Kathleen,

I wanted to provide an opposition letter for the upcoming Zoning Variance discussion for 6550 S. Meridian St.

The proposed variance would have several negative consequences, if allowed. Our property, among several others in our neighborhood, looks out directly across the retention pond at the back of the Forrest Commons towards the property in question. Photo attached. Any change in zoning from "residential" would have disastrous impact on property values. The high density housing, paved parking areas, commercial building design for the church, and industrial-style building and parking lot lighting would create severe property value impacts. The light pollution every single night would also adversely affect this solely-residential area. Additionally, the noise and congestion created by the increased traffic on 135 and Banta Rd. would impact current property values and require the city to reassess the need for sound barriers along 135. Banta Rd. is already in terrible condition and the additional traffic adds immediate and very real costs to the existing homeowners.

The zoning change's detrimental impact would be far reaching. Immediate decrease of surrounding properties' value would affect many homeowners, including elderly fixed-income neighbors who rely on this value as part of their personal equity. From the city and county's perspective, this would also decrease property tax revenues substantially. The likely need of sound barriers at 135, due to the increased traffic and noise, would add real, tangible and immediate costs to the city. Finally, the conversion of residential property zoned for a church would eliminate another source of tax revenue for the state, city and county. There are already three Pentecostal churches, including a Chin Christian Church, within only 5 miles of this location. There is no need to rezone a residential area to accommodate yet another church. The need has been met several times over.

Please do the right thing and ensure that our voting homeowners' property values are protected.

Thank you,  
Brian Schrump

Executive Director of Clinical Research  
Neuroscience & Cardiometabolic Health  
Eli Lilly and Company  
Indianapolis, IN  
(317) 432-9630



Case Number: 2024-CVR-834 / 2024-CPL-834

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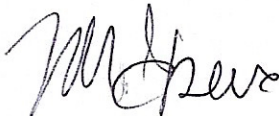
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Thank you for your time and attention to this matter.

Sincerely,



Written Name: \_\_\_\_\_

Address: \_\_\_\_\_

118 W. Hereta Dr.

Contact Info: \_\_\_\_\_

MichaelSkenson@gmail.com

Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely,

Written Name: Dish Smith

Address: 6524 S meridian street

Contact Info: 317 902 - 9923

Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely,

Written Name: Susie Schoch

Address: 6652 Ventnor Lane Indpls, IN 46217

Contact Info: 317-439-0223 littchr@comcast.net

Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely,

Written Name: Roxane Stinger

Address: 6540 S. Meridian St

Contact Info: roxie102970@gmail.com  
317-443-5124



Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely, RAYMOND R. STUECK

Written Name: Raymond R. Stueck

Address: 445 Jordan Rd  
Indianapolis, In 46215

Contact Info: 317-409-0965

## **Blackham, Kathleen**

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**From:** Justin Tyminski <jtyminsk@gmail.com>  
**Sent:** Thursday, December 5, 2024 1:51 PM  
**To:** Blackham, Kathleen  
**Cc:** mollyjmccoy127@gmail.com  
**Subject:** Case Number: 2024-CVR-834 / 2024-CPL-834

Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely,

Justin Tyminski

Address: 6649 Lockwood Lane, Indianapolis IN 46217

Contact Info: [jtyminsk@gmail.com](mailto:jtyminsk@gmail.com)

## Blackham, Kathleen

---

**From:** Mary Ann Waters <waters\_maryann@yahoo.com>  
**Sent:** Monday, December 9, 2024 2:07 PM  
**To:** Blackham, Kathleen  
**Cc:** mollyjmccoy127@gmail.com  
**Subject:** Case Number: 2024-CVR-834 / 2024-CPL-834

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Thank you for your time and attention to this matter.

Sincerely,

Mary Ann Reynolds

Written Name: Mary Ann Reynolds

Address: 46 W Loretta Dr. Indianapolis IN 46217

Contact Info: (Phone) 317-560-8974 (Email) waters\_maryann@yahoo.com

## Blackham, Kathleen

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**From:** Kelly W <kellyannoct@gmail.com>  
**Sent:** Saturday, December 21, 2024 7:10 AM  
**To:** Blackham, Kathleen  
**Subject:** Meridian and Banta

Hello Mrs. Blackham,

I am a life long resident of Indianapolis, specially 46217 zip code. I laugh with professional colleagues, and childhood friends, I didn't go far from my roots. I grew up off Stop 11, and wanted to get a bit closer to family, so we moved to Banta Road area 11 years ago. It's been a wonderful decision for our family, and we are blessed to call the south side of Indianapolis of home, where we feel safe and grounded.

I have been made aware of this proposition of zoning changes to the east of my property and am deeply concerned. It is statistically shown, single family dwelling has the lowest crime. When commercial zoning starts popping up in the middle of residential locked areas, the traffic will obviously increase, which statistically shows crime increases. Along with higher traffic, higher crime, there will be more noise.

The neighbors around me, and myself, did not pick Banta and Meridian to be home due to commercial offerings. This area has been residential for over 50 years. Please do not disrupt the many neighborhoods that are impacted by this proposition of rezoning.

There is a large commercial property for sale a couple miles to the west of me; I have attached the link incase anyone involved in this proposition of rezoning would be interested. It used to have soccer fields when I was growing up, and basketball courts! It was a busy place! Maybe the commercial entrepreneur would be interested in doing that for the area again! Right now, empty commercial properties are an eye store! Let's utilize what we have, bring run down buildings back to life, and no need for rezoning! <https://zipcityusa.com/wp-content/uploads/2024/03/6650-South-Bluff-Road-Zip-City-1.pdf>

Simon Property Group is also looking to turn Sears into something, here is that link: <https://investors.simon.com/>

Please, take into consideration the residents of this area and our wishes for our families when we moved here. There are other options that are available; please take this idea elsewhere and keep our neighborhoods as they are. We want this to be a forever home for our family, and the idea of this commercial property popping up in the middle of our neighborhoods makes me concerned for the future of our families, homes, and neighborhoods. It goes well beyond the idea of a soccer field.

Thank you for your time,  
Kelly Williams



Case Number: 2024-CVR-834 / 2024-CPL-834

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Sincerely,

Written Name: Mark D Wilson

Address: 107 W. Loretta Dr. Inglewood CA 90217

Contact Info: markwilson1570@gmail.com

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Sincerely,

Written Name: Jesse Lee Coone

Address: 26 West Loretta Drive, Indpls, IN 46217

Contact Info: 317.435.8594 jlcoone@gmail.com

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Written Name:

W. Logan

Address:

6502 Lockwood Ln, Houston TX 77025 40217

Contact Info:

311 784 3529