

**BEECH GROVE BOARD OF ZONING APPEALS
WEDNESDAY, SEPTEMBER 4th, 2013**

MEETING MINUTES: Rick Greenfield called the meeting to order at 1:00 pm.

RULES OF PROCEDURE: Clerk Treasurer Dan McMillan read the rules of procedure.

SWEARING IN OF WITNESSES: Sonya Seeder, BZA Attorney, swore in the witnesses. One witness was late and Sonya Seeder swore her in when she arrived.

ROLL CALL: Attending Board Members: Joe Haag, Kathy Arsenault, Diana Hendricks and Rick Greenfield. Also in attendance were Clerk Treasurer Dan McMillan, and BZA Attorney, Sonya Seeder. Julie Weave was absent.

UNFINISHED BUSINESS: None

SPECIAL REQUESTS: None

CONTINUED PETITIONS: None

NEW PETITIONS:

2013 UVB-005 No One was in attendance to represent petition # 2013 UVB-005 so the Board moved on to the next petition.

2013 DVB-006 – Petitioners Donald L. and Claudia K. Griffin. Property is currently zoned CID and I2U.
Address – 5342 East Elmwood Avenue

Petitioners are requesting a Variance of Development Standards of the Industrial Zoning Ordinance to provide for a gravel parking area for semi-cab truck parking where pavement is required.

Mike Quinn, Attorney representing the petitioners advised that the petitioners would like to amend their petition to be for a five year temporary variance as recommended by the Zoning Staff. The property is not hazardous or injurious to the welfare of the community. It is over 3 and half acres and has been an industrial park for many years. The tenants wish to expand its use and employment possibility. They want to be able to park their trucks tractors, not the trailers, on the property. If not allowed the tenants would probably re-locate because their home office is in Iowa. This is a regional office and his clients wish to accommodate the tenants. The trucks are allowed to be there, this is a variance of development standards **not** a variance of use. The petitioners have an office on the property and the property is very clean and well kept. All the streets in the area are paved. This would be the only gravel area and is due to the type of vehicles they would like to park there. The petitioner, Mr. Griffin, has also looked at the drainage problems that could happen by graveling part of the area. There is a catch basin and all the drainage would drain to this catch basin, go into the pipe that would go west to the next street to the west. The vehicles would not be supportive of a hard surface. If the vehicles wheels are turned they would dig into any hard surface and it would have to be replaced or repaired. It would be easy to replace gravel as necessary. Again it is properly zoned for the use, the outside storage is permitted. They respectfully request the Board to approve this request for variance.

Questions from Board Members

Joe Haag stated he would go along with the gravel but he is afraid the catch basin would be used to dump oil or contaminants into and also asked if they service the vehicles there.

Mr. Quinn stated they have their own servicing mechanic on site. They are the largest refrigerated truck company in the country.

Kathy Arsenault asked if the area is grass now and when graveled would the vehicles be serviced on the gravel.

Mr. Quinn stated it is grass now and they would be converting it to gravel. They would not be serviced on the gravel; there is a service building across the street.

Kathy Arsenault wants to know how the drainage would work.

Mr. Quinn stated there is an existing culvert there that the parking lot would go around. All the drainage would go into the culvert and out to the west.

Mr. Quinn also stated, if the request is granted the client would still have to get a permit to put in the gravel. At that time the Department of Public Works and the City of Beech Grove will look at the drainage problems, and make sure it can handle it, before issuing the permit.

Kathy Arsenault asked if they will start with large rock gravel and work up to smaller gravel.

Mr. Quinn stated yes and it may even be better than gravel but gravel is what they will start with.

Diana Hendricks asked if there a thickness code for the gravel.

Mr. Griffin said they are talking about using 4 to 5 inches of #2 rock and the next 3 inches will be rock size #53. There will be a total of 7 to 8 inches.

Diana Hendricks wants to know if there will be some kind of border put up to keep the gravel in the drive.

Mr. Griffin stated this question has not come up, and as far as he knows, this is not an issue. He does not want gravel beyond the parking lot so they will be able to cut the grass. They are open to any suggestions the Board has of how to make a border.

Diane Hendricks asked the Staff if there are any requirements for a gravel lot to keep the rock from spreading.

Lynda Ahlbrand, Division of Planning, said she is unaware of this requirement in the code.

Diane Hendricks asked if they would consider putting some type of border.

Mr. Quinn stated they can make that a condition of the variance. The parking area will be properly bordered to prevent gravel from escaping off the parking area.

Remonstrators:

Remonstrator #1

Michael O'Brien, Clinical Psychologist. Office is to the west of the Griffin property at 5336 Elmwood.

Mr. O'Brien does not feel the tenant is a good fit for that part of Elmwood Avenue. To the east and west of Mr. Griffin's property is residential. Mr. O'Brien's office is a Professional office and very quiet and he needs quiet to conduct his business; which consists of IQ test, psychological testing, developmental delay testing, etc. Semi tractor trailers going in and out all day is a disruption to his business. It is his understanding that Mr. Griffin is putting the cart before the horse by asking for this variance.

There are already semi tractors and trailers on the property and he feels the variance should have been asked for before this. The presence of the gravel on dry parts of the property will cause dust to cross into Mr. O'Brien's property. The noise and empty trailers could be an attraction for varmints and vagrancy and he is afraid they could cause damage to his property at night. The property is surrounded by a lot of residential property and he does not think we should add more businesses. He is upset because Mr. Griffin's tenants are not respectful of his property and always walk through his yard and leave trash on his property. Last week someone relieved himself in the bushes attached to his yard. If the variance is granted he thinks it should include a privacy fence all along the border between Mr. Griffin's property and his to minimize the problem of Mr. Griffin's tenants coming into his yard.

Joe Haag asked Mr. O'Brien if his property is the one they granted a variance for set back issues after the pavement was already completed.

Mr. O'Brien stated 'yes' but unlike Mr. Griffin he was unaware the need to obtain approval along those lines. He was ignorant of the law but did rectify it.

Kathy Arsenault asked where he is located in per portion to Mr. Griffin.

Mr. O'Brien stated he is exactly to the west. They share a property line.

Kathy Arsenault asked if he owns the building or was renting and asked if a privacy fence was required could they share the expense.

Mr. O'Brien stated he owns the property and said the issue is with Mr. Griffin's tenants getting on his property; not with Mr. O'Brien's employees. He does not feel he should have to cover any of the expenses.

Diane Hendricks asked how much traffic is going on during the day now.

Mr. O'Brien stated they are new tenants and he only sees a couple every hour, but if they are granted the variance then the traffic would be multiplied.

Diane Hendricks asked if the privacy fence would help with the noise and traffic.

Mr. O'Brien does not feel it will resolve the situations, but would reduce some of the noise.

Mr. O'Brien did want to know, if he left, could he put his response to the rebuttal in writing. Rick Greenfield stated no not after today. Mr. O'Brien decided to stay.

Remonstrator #2

Donna Ward. Residence located at 4127 South Butler Avenue which is west of Mr. Griffin's property.

Ms. Ward stated her property is directly behind Mr. Griffin and every time it rains the rain goes onto her property and causes plumbing issues and her toilets to back-up. If he is allowed to put anything on his property she does want it to be gravel. Mr. Griffin was never supposed to have any pavement and also he was supposed to plant pine trees all along the property line. Ms. Ward has a privacy fence now but the water from Mr. Griffin's property has caused her fence to lean. She does not have the money to replace her fence. Every time there are trucks at night their lights shine right into her house. Ms. Ward is also concerned about all the dust these trucks will bring. It is a small area and the semis are going to drop oil and it will run to the back of her property. Also his gutters face her property so all the rain falls on her property.

Kathy Arsenault asked if she owned the house before Mr. Griffin moved in.

Ms. Ward responded she has lived there her entire life.

Kathy Arsenault asked, if Mr. Griffin put up a privacy fence would that help with the drainage.

Ms. Ward thinks if he added a fence and put it on the same property line as her neighbor's fence there would be space between the fences so something would still have to be done. Ms. Ward does not think his property should have had any blacktop and she is concerned that after 5 years would they then ask for more pavements.

Kathy Arsenault thinks maybe Mr. Griffin could build something behind a privacy fence to divert the water. If Mr. Griffin put up a privacy fence could they put some kind of a swell with some piping which could run the water a different direction? Also is his property on higher ground than her property.

Ms. Ward stated his blacktop is slanted to come to her property so it must be higher.

Kathy Arsenault asked if they were on a septic.

Ms. Ward said all the homes in the area are on a septic.

Diane Hendricks asked how long his gutters have faced her property and has there been an increase of water issues since he moved there.

Ms. Ward said the gutters have faced her property since the building was built and there has been a big increase in the water issues since he moved there. Her toilets now backup and they never had that issue before. The property cannot hold the water that falls on her property along with his water.

Kathy Arsenault asked how old Ms. Ward's finger system was because in the picture it does not look like the gravel will be adjoining her property. If the graveled area is not close to her property then it will not change the water issues.

Ms. Ward is not sure how old the system is. She does not have a problem with the gravel; it is more of what could happen in the future. She knows the gravel will absorb the water but if he gets approval later to have pavement then there will be a real issue.

Kathy Arsenault did let Ms. Ward know if he did want that, in the future, he would have to come to the Zoning Board again to get approval.

Remonstrator #3

Paula and Robert Rietel. Residence located at 4119 Butler Avenue, located on the northwest corner of Mr. Griffin's property.

Mrs. Rietel stated the semis did shine in her window at night, but Mr. Griffin has addressed the issue and she is thankful to him for handling that issue. She also has water issues and thinks the gravel will cause the water to come across her property into the ditch in front of her house. She thinks the oil will also be a problem and wants a guarantee that the oil will not come to her property. Mr. Rietel said the diesel trucks do lose fluid and they are now getting contamination from them. He is also wondering if anyone from the City is monitoring the situation. This water goes down one of the neighbor's yard, comes down to a ditch, then to their ditch and finally it goes to the main drain. Mr. Rietel stated Mr. Griffin only installed a 12 inch pipe and is not sure it is big enough to accommodate the drainage and thinks someone needs to look into this and see where it is draining. Mrs. Rietel does not think a privacy fence will help because the water has already caused their fence to fall. They have re-set it a second time down two feet with double bags of cement and it is still starting to lean again. Mr. Rietel also said that when they dug down two feet there was water in the ground. That tells them that all the water is going to their property. Their daughter owns a house right behind this property and you can see where the water actually dug in and is eating away at the ground. They worry about cement trucks going across the gravel and want it is going to do to the dirt that is already there.

They do not want the ground to go lower and do not want anymore water coming on their property. They just want to make sure their concerns are on record.

Remonstrator #4

Cassandra Nickell. Residence located at 5354 Elmwood Avenue. Her property adjoins with Mr. Griffin's from the beginning to the end with an acre and a quarter of land.

Ms. Nickell passed out photographs she has taken and explained what the pictures represent. Ms. Nickell was raised on the property and has been the owner for the last 42 years. She has a list of appeals and grievances for the neighboring property. There has been ongoing harassment for decades involving the Town of Beech Grove Police Department and the Health Department. When she took possession of the property Mr. Griffin called the Health Department right away to get them out there for any reason. He called the Police about golf cart tire tracks, made from his tenants, but had the police at her house. Mr. Griffin has taken it upon his self, in the past two weeks, to cut down every tree on her property line in half. Ms. Nickell feels he has done that as a form of threat to keep her from attending the Zoning meeting. There are photographs of these trees. Ms. Nickell also thinks there should be some form of easement between the two properties because his tenants have created a path across her yard to get from their property to Jackson systems. She approached the tenants to see why they think it is OK to cross in her yard. They stated it is much quicker and easier. Three of his tenants have made modified race cars and rev their engines at all hours and sometimes as late as 2:00 and 3:00 a.m. The tenants use her property as a playground for their children on the weekends and drive their golf carts through her yard.

Rick Greenfield asked Ms. Nickell how her testimony relates to the variance request and she said she is getting to that. Ms. Nickell stated the first building Mr. Griffin built was the Carquest and it was built too close to the property line and was not of code. Mr. Griffin got her father's signature to do this but her father was not of well mind. Since then Mr. Griffin has built three more buildings and now wants to put in a gravel parking lot. He has built them all too close to the property and it is against code. Ms. Nickell personally owns the property by a building that just went up on May 13, 2013 without a permit. No one asked for her permission to build it so close to her property. Ms. Nickell called the Beech Grove Police Department and they advised her that she needed to call the Zoning Department. She has contacted them and will be filing a grievance because it has taken away the resale value of her property. Ms. Nickell stated if she wants to build anything on her property she has to build too far from her property line. Mr. Griffin was granted 150 feet but took 500 feet instead.

Rick Greenfield stated he understands Ms. Nickell's concerns but they need to stick to the variance request. Ms. Nickell asked if they give him approval to do the gravel parking lot will it be on her property line. Also the main drain is in her front yard for the whole neighborhood so will this cause her yard to set too low and cause more drainage issues. This will cause her property to lose more value. Since Mr. Griffin cut the trees in half the people from Carquest can see right into her bathroom window. Ms. Nickell personally thinks Mr. Griffin should be responsible for a privacy fence to go from the corner of Carquest to the corner of her lot. Also if he takes the gravel above grade then the run off will be on her property. Ms. Nickell feels Mr. Griffin does not have enough space to have a fleet of trucks. She has put over \$150,000.00 in her property in the last four years and does not want it to loose value.

Sonya Seeder asked Ms. Nickell to show her, in the picture, where her property line is in proportion to where Mr. Griffin wants to put the gravel parking lot. Sonya Seeder advised Ms. Nickell she needs to mark it in the picture so it can be part of the public record.

Kathy Arsenault asked Ms. Nickell what she thought the remedy would be for this variance to make her happy.

Ms. Nickell showed, on the picture, where Mr. Griffin wants to put the gravel to clarify to the Board how it impacts her property.

Diane Hendricks advised Ms. Nickell to mark on each picture what they represent so they can be part of Public records. They will be marked as A, B, C, etc.

Ms. Nickell then pointed out different pictures and what they represent. The pictures show where Mr. Griffin has built buildings over the property line and if he puts the gravel parking lot in line with the other buildings then he will be too close to the property line. Ms. Nickell stated he is supposed to be 20 feet from the property line and this is only 10 feet.

Kathy Arsenault did say the 20 feet requirement was for a building, not a driveway but Ms. Nickell is concerned that if he makes it a parking lot; how long will it be before it puts a building on the lot. She is also afraid there will never be enough room to build on her property and the resale value will be gone.

Kathy Arsenault stated that a stake survey needs to be done and gravel can run right up to the property line. A privacy fence or PCP pipe could be used to make sure the drainage runs properly.

Ms. Nickell said the water flow right now is not good and she had to put two sump pumps in her house. Kathy Arsenault did advise Ms. Nickell that sump pumps are normal. Ms. Nickell also went on to explain that when lines were ran in the 80's it caused all the water to run to her property. If Mr. Griffin raises his property then it will stop the natural flow.

Kathy Arsenault said that when gravel is put into a muddy area then large gravel is placed with pea gravel over it. When they were discussing the size of rock they were talking dept not height.

Ms. Nickell just wants to let the board know she is not pleased with the request and it will lower the value of her property. She is requesting Mr. Griffin put up a fence and not come too close to her property. She has gutted the entire interior and outside of her home and cleaned the property up.

Kathy Arsenault believes the request would improve the looks of Ms Nickell'sr property according to what the pictures show now.

Ms. Nickell stated Mr. Griffin is already doing what he is asking the variance for. There are two tractor trailers on the property with mice running around in them and does not feel that any improvements will happen.

Kathy Arsenault did say the approval could be with some conditions.

Recommendation Staff:

Linda Ahlbrand, Department of Metropolitan Development (planning), went over the history of the property which is included in her Staff report.

The request is a Variance of Development Standards to allow for gravel parking being there instead of paved. The purpose of requiring paving is to prevent gravel from going out into the streets and destroying them. It also is to prevent dust and noise from impacting adjacent properties. Because Mr. Griffin's property is so far back on the road Staff does not think the argument of gravel going into the street is valid because it would not make it that far. With regards to it being adjacent to residence property; it is approximately 130 feet from the nearest residence zoned property, which is to the one to the west not the east and it is 330 feet from the dwelling on that lot. Because of the distance of the separation Staff feels gravel would be appropriate. The Staff is the one who recommended the 5 year temporary variance instead of a permanent variance. It cannot be determined with certainty if the gravel will impact the adjacent properties. It will be impacted by how well it is maintained. From Staff's point of view it is hopeful that it would be paved or another building constructed instead of gravel; and after a period of 5 years the board can determine if more time is needed. At this time the Staff is recommending approval.

Questions from the Staff

Kathy Arsenault asked for clarification on the distance from the residential property.

Linda Ahlbrand said it is 130 feet from the residential property line to the west and 330 feet to the dwelling on the property. She did not measure the property to the east because it is not butting up to residential zoned property.

Kathy Arsenault asked if the building Mr. Griffin had previously built were approved.

Linda Ahlbrand said he could have been approved for variances all along for the buildings but she cannot speak to the drainage issues. They would review what they are purposing and made sure the drainage on site could accept the new drainage off of the gravel.

Kathy Arsenault stated it appears he has a large drainage pit on the front of the gravel to catch water and oil.

Rick Greenfield asked Linda Ahlbrand if there are any properties on Butler Avenue being zoned Industrial.

Linda Ahlbrand stated they are residential except for the back of two of the lots but Linda Ahlbrand thinks that is a Commercial mapping error. It was indivertibly zoned C5 long ago and it should not have been. They are all zoned D3 which is residential.

Kathy Arsenault asked if the area he is parking his truck in now, as in one of the picture, would all be contained in the gravel area.

Linda Ahlbrand stated he is permitted to now park on the lot anywhere that is already paved or would be gravel. The "use" of the property is not what the Board is considering today.

Kathy Arsenault said some vehicles are parked on the grass so it will look better for the neighborhood if it graveled.

Rebuttals

Mike Quinn wanted to reiterate that the only request before this board is to put down gravel instead of pavement. They can park there now. They just want to expand so they can put more vehicles there. The property next door, that Ms. Nickell referred to, is zoned I2 which is industrial zoning. Her home is there under a non conforming use because it was there illegal when it was a home so it was re-zoned I2. The footprint of that house cannot be expanded without zoning. He has not seen the pictures so he cannot comment on them. One of the board members asked if the gravel would be bordered to prevent the gravel from traveling. It would be with concrete blocks to prevent the gravel from going off the parking area if the variance is granted. His client would still have to get permits even with the variance on the drainage. It will drain downhill from the east to the west. By law his client has to accept the water that runs his way. The Department of Public Works and the City of Beech Grove will decide how the drains have to run and Mr. Griffin will abide by that. He understands that people have issues with the tenants but that is not what this variance if for. He is again asking for approval of this variance. Thank You.

Ms. Nickell stated that the home on her property was built by Davis Homes in 1962 and it has only been used as residential since that time. It has never been used for business purposes but was rezoned to put up for sell. The property is no longer for sale and will only be used as residential. Thank You.

Mrs. Rietel would like for Mr. Griffin to put in an easement to keep the water from coming onto their property.

Ms. Ward again states she would rather it be gravel whether then payment, but wants to be sure it will be checked out for oil and other containments from running onto her property.

Diane Hendricks asked for a motion to grant the variance for 5342 Elmwood Avenue with the conditions that there is a property survey completed, if one has not already been done. Also take into consideration the contaminant and containment issues. Privacy issues also need to be an addition and the property owner should consider the neighbors.

Rick Greenfield asked Diane Hendricks if she was requiring a privacy fence and she said she wants them to consider it. Clerk Treasurer McMillan stated that for the motion she has to either ask for it as a condition or leave it out. Diane Hendricks stated she would like that to be a condition. Rick Greenfield asked if it would be along all borders and Diane Hendricks said yes.

Joe Haag stated there are two drives, one going in and one coming out, and he thinks it would be a trick for the trailers to be able to turn around and come back out. The lights will be an issue especially at night. He really doesn't like bordering areas with privacy fences but he thinks it would be a good idea in this case if they put the fence down the east and west border.

The motion is to grant the variance for 5342 Elmwood Avenue with the conditions there is a privacy fence from the setback of Elmwood Avenue along the east and west border. Is that acceptable to the Petitioners?

Mr. Griffin says no. It is very simple; the trucks will come in to the lot and go out on the other end. The end they are going out is a building and it is high enough to keep the lights from going into the houses. He also wants to explain to Ms. Nickell that he did call the Board of Health because her grass was too high and it was causing animals to live there.

Rick Greenfield did remind Mr. Griffin the reason the Board was meeting today was for a gravel parking lot and not to address their other issues.

Joe Haag made a motion to approve Variance Petition 2013 DVB-006 located at 5342 Elmwood Avenue. The parking area is to be graveled, as opposed to asphalt, for a temporary period expiring five years from the date of the variance grant. Diane Hendricks seconded the Motion; which was approved by a unanimous vote.

Rick Greenfield did let Mr. Griffin know he had to agree to the five year temporary period that Staff was recommending and he said "yes he did". He hopes at the end of the 5 years he can get another variance. He will keep the property clean and plowed, whatever is necessary because he does not want to see his tenants move. If worse come to worse he will put up a privacy fence where the gravel is.

Rick Greenfield asked Mr. Quinn if he is willing to file the zoning commitment within 30 days. It would be for the temporary 5 year agreement. Mr. Quinn will get it signed by Mr. and Mrs. Griffin; get it filed to the recorders office and send a copy to the City of Beech Grove Clerk's office.

2013 UVB-005 – ATS Ambulance Services

Address – 6050 Churchman By-Pass

Petitioner Jed Wilson stated it is not zoned for an ambulance company at this time and wants to run an ambulance service. There will not be any hazardous material or heavy machinery. The building has front offices and an area big enough to hold their trucks. This is an industrial area so they will not have the negative effects that are in a residential area, including the noise issue. Mr. Wilson did say there is a residence across the street, since they are on a corner lot, but due to the direction they will be pulling out of the parking lot the residents should not hear the sirens. The sirens only go off thirty percent of the time because the majority of their business is for non emergency. In the future there could be more emergency runs but because this is an industrial area the noise would be muted due to the distance. Mr. Wilson is asking for approval of a Variance of Use of the Industrial Zoning Ordinance to provide for an Ambulance Service.

Joe Haag asked what they would be doing with the pit on the east side where the gravel spot is located.

Mr. Wilson stated he would eventually like to pave the gravel but not at this time. He did state the owners of the building were told they had to have a retention pond; so they will leave it there. They do not need to extend the parking lot.

The owner of ATS stated, at the end of the area, where the retention pond is located, there is some gravel that is actually stopping the water from running into the pond. He is wondering if they can shovel some of it out of the way so it will flow correctly.

Rick Greenfield advised the Petitioner the Board can only address the variance being filed at this time. The Petitioner would have to go before the City of Beech Grove to address the retention pond.

Remonstrators: None

Recommendation Staff:

Linda Ahlbrand, from Department of Metropolitan Development (planning), went over the Staff report.

Linda Ahlbrand stated the intersection of Arlington Avenue and Churchman By-Pass is a completely industrial area. There is no residential property in the area. Arlington Avenue is a secondary access providing good access to multiple areas in the community. Also access to the interstate would be down non-residential roads. Staff belief this industrial area is a good location for this type of business. The building and parking lot are already there and they are not proposing any changes to it. Staff is recommending approval.

Kathy Arsenault made a motion to grant the variance for ATS Ambulance Service, Petition 2013 UVB-005, located at 6050 Churchman Bypass. Joe Haag seconded the Motion; which was approved by unanimous vote.

2013 UVB-004 – Property located at 517 Main Street

Recommendation Staff:

Linda Ahlbrand, Department of Metropolitan Development (planning).

Linda Ahlbrand stated the variance was filed but never completed. The petitioner did not send out the necessary notices so Staff is recommending the Board dismiss the request.

Clerk Treasurer McMillan asked for a voice vote to dismiss the variance for Petition 2013 UVB-004.

Rick Greenfield made a motion to dismiss the variance for Petition 2013 UVB-004 located at 517 Main Street. Diane Hendricks seconded the Motion, which was approved by a unanimous voice vote.

READING OF MINUTES:

Reading and approval of the July 3, 2013 minutes will be held until the next Board meeting.

Clerk Treasurer McMillan asked the Board for approval to make a recommendation to the Beech Grove City Council to increase the fee for filing a variance with the City. After Board discussion it was decided Clerk Treasurer McMillan would ask the City Council for approval.

Diane Hendricks made a motion for Clerk Treasurer McMillan to ask the Beech Grove City Council to increase the fees for filing a variance with the City. They will use the same fee schedule currently being used by the Town of Lawrence. Joe Haag seconded the Motion, which was approved by a unanimous voice vote.

ADJOURNMENT: Rick Greenfield made a Motion to adjourn. Joe Haag seconded the Motion; which was approved by unanimous voice vote. The meeting was adjourned at 2:50 pm.

There will be not meeting in October, as there are no petitioners.

The next meeting will be November 5, 2013 at 1:00pm at Beech Grove City Hall in Council Chambers.