



February 2018 Newsletter

COME TO MILLERSVILLE'S ANNUAL MEETING, FEBRUARY 15TH!

Please attend our organization's annual meeting at the Fatima Retreat House, 5353 East 56th Street, **7 PM, February 15, 2018**. You'll receive reports of all that has happened in our community in the past year, and learn about future plans. There are opportunities to volunteer and to donate, but such activities are not the focus, promise! We seek to inform and excite our community's residents about the area in which we all reside. If you are inspired to become involved, that would be great, but it's a no-pressure gathering...hope to see YOU there!



AGAIN, OWNER OF WALGREEN'S TRYING TO LEASE TO DOLLAR TREE!

Millersville would be excited to see development that's consistent with the 2012 Millersville at Fall Creek Valley Village and Corridor Plan! But--Millersville doesn't need another discount store! There are many reasons that we believe Dollar Tree is a non-starter. This prominent site serves as a gateway to the village. It's near private residences. Whatever business opens there should act as a buffer between housing and retail. Moreover, Wal-Mart and Dollar General already provide discounted retail goods similar to Dollar Tree's product line. For that matter, CVS also carries similar merchandise.

It's troubling to consider another discount store opening on this corner. Nationally, Dollar stores tend to attract robberies, as their customers often pay with cash, not credit. What's more, the windowless design of buildings like this one, and the presence of tall landscaping tend to enhance criminal activity, according to Deborah Law, Prosecutor, City of Indianapolis, and Detective Sergeant Bill Carter, Nuisance Abatement.

Doug McCauley, the developer of the shopping area that contains our Wal-Mart Neighborhood Market, lives about five miles from Millersville. He met with us, listened to our concerns and explained the challenge and expense of redeveloping the property. The demolition of the old shopping center, the reorientation of buildings (in order to face 56th Street) and the expense of installing walks and landscaping were costs only the largest of companies (Wal-Mart) would shoulder. The development of that area represents a huge investment in, and a great improvement of, our community.

Out-of-state property owner George Novogroder leases many failed Walgreen's buildings to Dollar Tree and the like throughout the Midwest. Typically, he adds garish green paint to the trim of the building, installs a sign, and opens the doors. It's likely he will invest almost nothing in the improvement of his property.

Unless we know that the Novogroder plan is in sync with our Plan, we object to lifting the 1993 commitments (mainly, the removal of "Walgreen-only" use wording.) The commission ruled in our favor at the June 9th, 2016, hearing, and the property owner's attorney appealed the ruling. The right to appeal was granted, but, after many months of filing continuances for the hearing dates set, the attorney withdrew the Petition in October 2017. The matter seemed to be dropped, but the original request has now been refiled under a new Petition, so the process has started over.

We can't ***overstate the importance of showing up***, and showing YOU care! Plan to attend the hearing! We need to make our opposition to the Dollar Tree loud and clear! The hearing before the Metropolitan Development Commission is **Wednesday, March 7th, at 1PM** in the City County Building. Contact Cac at cac.diehr@generaldrilling.com if you want to carpool, and she will put you in touch with a neighbor who also plans to attend.



Dinius Automotive Closing, Taco Bell Opening

Brian Dinius, owner of Dinius Automotive, is selling his property to Taco Bell. There was a Public Hearing to approve a variance for setbacks on January 16th, which involved only City right-of-way encroachments. The property is already zoned C-3 for this commercial use, and the company modified its 2015 plan to allow for full landscaping with sidewalks, so City Planning recommended approval of the Petition.

Millersville at Fall Creek Valley's objections to the previous site plan have been resolved, so we will not be opposing the variance. Our Board met with Taco Bell representatives, who agreed to consider ground signage instead of a pole sign, somewhat reduce late-night hours, and to study an alternate exit pattern to relieve traffic congestion on Emerson. This Taco Bell is owned by a locally-based company who own and operate many Taco Bells, as well as Panera's and Applebee's restaurants.

Windridge First Fridays!



Holidays bring out the party spirit and that's certainly true in the Windridge neighborhood where once-a-month First Friday festivities become even more elaborate (and fattening) and may also include live musicians!

Please share your neighborhood gatherings for our Millersville Newsletter. We're happy to share your neighborhood events with the community!

MARION COUNTY SOIL AND WATER DISTRICT HAPPENINGS:

2018 Soil Health Cost-Share Program for Micro-farms & Gardens announced, including plans for Cover Crops; Mulching; Soil Testing for Nutrient Management; Native and Targeted Plantings for Beneficial Insects and Pollinators and Equipment to Implement Conservation Practices. For guidance and to apply, please visit: marionswcd.org/programs-and-events.

Conservation Planning Workshop announced, Friday, February 16, 9 am -12 pm. Join in an in-depth conversation on soil health and conservation farming techniques to use throughout the growing season.

- Share your experiences
- Learn from growers
- Hear from SWCD soil health staff
- Review conservation cropping systems
- Discuss cover crops, mulching, reduced tillage, native plantings, and insectary strips

Purdue Extension - Marion County - Classroom, Suite 201, Discovery Hall, 1202 E. 38th Street, Indiana State Fairgrounds. For more information, please visit <http://marionswcd.org/conservation-planning-workshop/>

RSVP at

<https://goo.gl/forms/93lvDZs6WWM9e78Du2>





AN EVEN BETTER MILLERSVILLE...

We welcome new people and new ideas!! What ideas do you have about improving Millersville? Contact our president, **Cac Diehr**, 317-501-0600, or cac.diehr@generaldrilling.com and share your thoughts. Or, you might consider joining an initiative already in place. If you have visited our [website](#), then you may know that we are looking for people for our **History, Schools, Fitness and Business** projects. Hope to hear from you soon!

DON'T COMPLAIN -- REPORT!!

Don't wait til your next HOA or MFCV meeting, to report concerns in your area. For urgent concerns requiring prompt attention, call MAC, 317-327-4MAC. If the issue is an ongoing one, requiring more than a quick fix -- contact your Mayor's Neighborhood Advocate directly!

Millersville has two Mayor's Neighborhood Advocates. To determine which is yours, visit the city's website, and consult the neighborhood [advocate map](#). You can also use the link to determine your elected officials; voting precinct; trash pickup, school district, etc.

Greg Garrett(Area 7)

gregory.garrett1@indy.gov

Office: (317)327-5119 Cell:(317)777-2391

Visit Greg's Neighborhood Services' [website](#), for Community Office Hours.

Joel Smith(Area 1)

Joel.Smith@indy.gov.

office:(317)327-5121 Cell:(317)408-1991



Community Office Hours (none in Millersville)

Location	Address	Days	Times
Lawrence Branch Library	7898 Hague Rd	Tuesdays	11am-12pm
The HUB	7003 N Michigan Rd	Wednesdays	11am-12pm
Nora Branch Library	8625 Guilford Av	Wednesdays	1:30pm-2:30pm



HAVE A CONCERN TO BRING TO THE ATTENTION OF THE MAYOR?

CONTACT MAC, the Mayors' Action Center! How? Report by phone 317-327-4MAC, or online: [Request Indy](#) or via Walk-In Service, 200 East Washington Street, Suite 2160, 8 AM- 5 PM.

HAVE A NEWSLETTER ARTICLE IDEA?

Contact Alicia Reuter, alireu5420@gmail.com

Visit Our Website: www.millersvillefcv.com

Are YOU our Facebook Friend?

Facebook:

[Millersville@FallCreekCreekValleyInc](#)



[Website](#)

[About Us](#)

[About Millersville](#)

[Volunteer](#)

[Contact Us](#)

SPREAD THE WORD



SHARE THIS
EMAIL

Millersville at Fall Creek Valley

alireu5420@gmail.com

www.millersvillefcv.c

KEEP UP ON THE LATEST



SIGN UP FOR
OUR EMAILS