



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, May 15, 2019
Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall.
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. Docket No. 19040006 DP/ADLS: Indianapolis Rehabilitation Institute

The applicant seeks site plan and design approval for a new medical building on 4.79 acres. The building will be about 46,500 sq. ft., 31ft. tall, house 40 beds for patients, and will have 109 parking spaces provided. The site is located at 12325 Pennsylvania St. within the City Center at Penn development. The site is zoned B3/Business and is not located within an overlay zone. Filed by Alex Bennett of WB Development Partners.

Josh Cribelar with American StructurePoint and Alex Bennett with WB Development Partners presented the project.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez said Rachel Keesling is the reviewer for this project, and the project has been reviewed in Project Dox. She added that Ms. Keesling’s main comments were a request for the interior elevations of the courtyard, and asking that all mechanical units are screened. Ms. Lopez said overall, Ms. Keesling likes the building and site plan.

Joanie Clark – Vectren Energy

- Ms. Clark said as of May 31 she will no longer be the contact for Vectren so she will have the new contact, Chad Miller, provide comments.

Chad Miller – Vectren Energy

- Mr. Miller said there is a gas main that can run a line directly into the project, or there can be a main extension from Point Blank. Mr. Miller said Vectren will need to look at the load information to see what load will be needed. Mr. Cribelar said he will provide the load information as soon as it’s available.

Daren Mindham – City of Carmel Urban Forestry

- Mr. Mindham said his comments are on Project Dox. He said the main concern would be to try to accommodate the perimeter landscaping around the site. Mr. Mindham said the Department’s rules are no landscaping in the right-of-way or on County-regulated drains. He added if there are trees between the path and the building, some of those could count towards the buffer requirements.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said if there are any variances, she would be the person to work with. She added that it is approximately a 45 day process from start to finish, so that would coincide nicely with the timeline for this project. Mr. Cribelar said he would like to inquire about placing a monument sign next to Point Blank and could sell the idea to Point Blank by proposing that their name would also be on the sign.

Teresa Lewis – City of Carmel Utilities

- Ms. Lewis said if there are comments, they would appear on Project Dox.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said this is a little challenging from an address standpoint, but he has discussed with Rachel Keesling and she is in agreement that the project should be addressed off City Center Dr. He added that the fire department will probably ask for some sort of signage where the street starts showing that the hospital is ahead.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. Mr. Littlejohn said he wants to make sure the required bicycle parking included in the plans. He added that the crosswalks and ramps need to be ADA compliant. Mr. Littlejohn said on the west side where the walk connects to the existing sidewalk, the Department will need to verify compliance. Mr. Cribelar said there is a ramp in this location. Mr. Littlejohn said on the west end of the property there appears to be a sidewalk that dead-ends. He asked if it would be possible to straighten this out or add a landscape strip between the sidewalk and the road so a person walking wouldn't need to wind around to get to the entrance. Mr. Cribelar said where these changes may cause an issue is with the drainage in this area, as it's a tight fit with how the building interacts with the road.

Nick Mishler – City of Carmel Commercial Building Permits

- Mr. Mishler said the developer will need to obtain the State CDR prior to applying, and then an application will need to be submitted online, as the Department is completely paperless now. He added that at some point, he would need to meet with Dave McCoy and Fire Marshal Luke Ray to discuss the internal suite numbers and wayfinding. This is done in case there is an emergency response to this site.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.