



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, June 19, 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. 18120015 ADLS: Vine Health Care**

Docket No. 18120016 V: UDO Section 5.28.E.2 – Reduction of required curbs

Docket No. 18120017 V: UDO Section 3.62.A.1.c.ii. – Lot Coverage: 70% allowed, 80% requested

Docket No. 18120018 V: UDO Section 3.62.A.2.a. – No Additions shall not be added to the front of the building, Addition to the front requested with 2’ setback

The applicant seeks site plan and design approval with 3 variances for additions on the front and rear to an existing medical office building totaling 1,445 sq. ft. on 0.25 acres. The site is located at 40 N. Range Line Road. It is zoned B-2/Business and is within the Old Town Overlay District, Historical Range Line sub-area. Filed by Adam DeHart of Keeler Webb on behalf of the owner, Vine Real Estate Holdings, LLC.

Adam DeHart and Tim Nintrup with Keeler Webb, and Steve Moed from SLM Homes presented the project.

Sam Clark – Hamilton County Surveyor’s Office

- Mr. Clark said the initial review indicated the increase to impervious surface was minimal so nothing will be required. If the plans change, Mr. Clark said they will re-review.

Daren Mindham – City of Carmel Urban Forestry

- Mr. Mindham said he did not see any major issues. Mr. DeHart said he knows there are comments on both the old and the new design, and asked if there is a way to get rid of the old comments to make things less confusing. Mr. Nintrup said even though there was a 2nd version of the plans, the only change was the building footprint, but the landscaping remained the same. He added that the next version will show all requested changes.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said he did not see any sanitary on the plans so the assumption is that the changes are all internal. He added that the line will need to be videoed to ensure it is still in good shape.

David Littlejohn – City of Carmel Alternative Transportation

- Comments sent on Project Dox. No further comments.

Nick Mishler – City of Carmel Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- All comments will be deferred to Rachel Keesling.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said the only outstanding item from the Plan Commissioners was a little extra detail on the architectural design. She added that she had some ideas on how to enhance the façade but now that it's changed, she feels there are breaks in the façade on the north and is not sure what changes to suggest. Mr. DeHart asked if the brick on the north façade should remain and be painted, or if there should be siding installed. Ms. Keesling said she likes the difference as it shows the original.

9:10 a.m. **Docket No. 19050011 TAC: Martin Marietta Office Building.**

The applicant seeks administrative construction plan approval for a new office building. The site is located at 5140 E 96th Street and is zoned S-1/Residential. Filed by Fred Parker of Weihe Engineers on behalf of Martin Marietta Materials, Inc.

Daniel Wilson and John Sosnowski with Martin Marietta, and Fred Parker with Weihe Engineers presented the project.

Angie Conn – City of Carmel Planning & Zoning

- Comments have been submitted on Project Dox. Ms. Conn asked if there are any future plans for office expansion or any additional buildings to be added in the future. Mr. Sosnowski said there are no plans for future buildings.

Sam Clark – Hamilton County Surveyor's Office

- Plans have been received. Mr. Clark said at this time there are no comments.

Daren Mindham – City of Carmel Urban Forestry

- Comments have been added to Project Dox. Mr. Parker said Martin Marietta is proposing 11 Evergreens, and added that there is no indication that the landscaping ordinance is applicable.

Alex Jordan – City of Carmel Engineering

- Mr. Parker asked which type of easement would be required with the two slotted drains, and said he was planning on a BMP easement. Mr. Jordan said the BMP easement would probably be best. Mr. Sosnowski asked if there was any procedure in place to allow for an expedited review. Mr. Jordan said he will forward a memo that outlines the process, but essentially the developer would pay \$3,000, which goes to the drainage consultant, and is guaranteed a two week turnaround.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said he will assign an address on this site.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said the biggest issue is there is a 12-inch force main running down Gray Road. Mr. Parker said the comments he previously received do not apply to this project. Mr. Stewart said whoever is doing the installation can contact him and he will walk them through the requirements.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. Mr. Wilson said he understands the path is required per the ordinance, but the initial curb cut was added at the request of Mike Hollibaugh to help facilitate a reduction in speed in this area. He added that they don't agree with the City of Carmel's request to add this path to the area. Mr. Parker said this would be approximately 4200 linear feet of path. Mr. Wilson said they are also working with Carmel Utilities to add an easement to the area.

Mr. Littlejohn said his comments were standard comments regarding the Thoroughfare Plan and he would like to speak with Mike Hollibaugh about the Right-of-way improvements. He said the other comment is regarding pedestrian connectivity and what can be done to keep pedestrians out of the streets while walking from areas such as the southern parking lot. Mr. Wilson said there will be signs posted along Gray Road indicating no pedestrian traffic will be able to access the site, along with a fence and gate.

Nick Mishler – City of Carmel Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

9:15 a.m. **(CA) East 96th Street Auto Park Commitment Amendment.**

The applicant seeks the following approval:

Docket No. 19050005 CA Request to modify existing commitments as it relates to the south half of Block A and to Lot 3, within the East 96th Street Auto Park Subdivision. The site is located at approximately 4600/4620 E. 96th Street. It is zoned B3/Business and SFHA/Special Flood Hazard Area. Filed by Napleton Kia of Carmel and Wood Auto Park, LLC.

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Docket No. 19050013 DP/ADLS: Napleton Kia of Carmel

The applicant seeks site plan and design approval for a new auto dealership on 3.74 acres. The building will be 24,351 sq. ft., about 28' tall, and will have 208 parking spaces provided. The site is located on 96th Street and east of Randall Drive (with access from Randall Drive). The site is zoned B3/Business and is not located within any overlay. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Napleton of Carmel Imports, LLC dba Napleton Kia of Carmel.

Jon Dobosiewicz and Matt Pleasant with Nelson & Frankenberger, and Brad Schrage with American Structurepoint presented the project.

Angie Conn – City of Carmel Planning & Zoning

- The Commitment Amendment petition has been reviewed, and Ms. Conn said she noticed that Jim Shinaver responded to comments already. She added that it would be great if someone from the neighborhood could show up at the meeting or provide something in writing indicating they support the project. Ms. Conn said for the record, the Department is not in support for the Commitment Amendment of the triangular parcel, but they are in support of the Commitment Amendment for the Napleton Kia parcel.

Sam Clark – Hamilton County Surveyor's Office

- Mr. Clark said he has not yet received physical plans for either of the projects.

Daren Mindham – City of Carmel Urban Forestry

- Comments have been issued in Project Dox. Mr. Mindham said the main comments are the buffer yard width requirements were not matching what the plans show, and the south area is in a floodway so the developer would need permission from DNR to plant trees in this area. Mr. Schrage said there is nothing being added to the floodway, and any trees to be added would be out of this area.

Alex Jordan – City of Carmel Engineering

- Comments will be issued on Project Dox. Mr. Jordan said it appears the southern half of the building is being proposed in the flood plain. Mr. Schrage said the flood plain will be going away, as everything in this area will be elevated. He added that there will be flood mitigation on a site across the street from the other mitigation site that was created previously.

John Thomas – City of Carmel Engineering

- Mr. Thomas said prior to this project approval, the Department would want to see the previous compensatory storage complete on the Butler Hyundai site, and added that project is four years old and currently under a notice of violation. Mr. Thomas said also, a pipe was added to the north pond in the existing pond on the Napleton Hyundai site. This area was designed to take drainage from the north but because of where it is placed, it is causing drainage issues along Randall Drive. Mr. Dobosiewicz asked if Napleton is on notice from the City for a violation. Mr. Thomas said Napleton was copied on this violation. Mr. Schrage said from what he understands, this was something that the previous owner was responsible for. Mr. Thomas said the previous owner was responsible for it and the City attempted to have the previous owner make the change, but ultimately it falls to the new owner when the property is sold. Mr. Schrage said the detention will be underground on this site, and sized appropriately for the project.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said he is working up an address for this site, and his thought is it would be addressed off Randall Drive since there is no connection to 96th Street.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said comments were sent on May 21. He asked if Teresa Lewis had commented on this project and if there are wash bays involved.

David Littlejohn – City of Carmel Alternative Transportation

- Mr. Dobosiewicz asked if they will be required to provide a pedestrian bridge across the creek. Mr. Littlejohn said the long term plan is to have some sort of protected bike and pedestrian facility on the existing bridge, rather than a new facility north of the bridge.

Nick Mishler – City of Carmel Commercial Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Comments deferred to Rachel Keesling.

Rachel Keesling – City of Carmel Planning & Zoning

- Review comments will be available once all departments complete their reviews. Overall the architecture is good, and the front half is great. However, the back half is highly visible when entering the site from Randall Drive. The Department would like to see what can be done about the design details, such as the pre-cast panels, and see if any patterning can be added for more visible interest. Ms. Keesling asked if the trees along Randall Drive can remain. Mr. Dobosiewicz said this is not possible since there will be backfill along the retaining wall. Mr. Mindham added that it would not be possible to move the trees.

9:30 a.m. **Docket No. 19050017 Z: Monon Crossing Townhomes Rezone R-1/Residential to UR/Urban Residential**

Docket No. 19050018 DP/PP/ADLS: Monon Crossing Townhomes

The applicant seeks rezone, site plan and design approval for a new subdivision consisting of 72 townhomes on 6.8 acres. The site is located at 1101 Rohrer Rd. The site is currently zoned R-1/Residential with a proposed change to UR/Urban Residential. Filed by Nelson & Frankenberger, LLC on behalf of Lennar Homes of Indiana.

Jon Dobosiewicz and Matt Pleasant with Nelson & Frankenberger, Ty Rinehart and Stu Huckelberry with Lennar, and Kristopher Eichhorn with HWC Engineering presented the project.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said all of her comments will be deferred to Alexia Lopez.

Sam Clark – Hamilton County Surveyor’s Office

- Plans have been received, and the Department will reply with review comments shortly.

Alex Jordan – City of Carmel Engineering

- Comments submitted on Project Dox. He added that there were no major comments, but the Department did want to ask about the flooding in Hunters Creek to make sure this has been examined.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said there is no issue with the rezone. However, the alleys shown on the plans will need to be named.

Jason Stewart – City of Carmel Utilities

- Comments have been submitted on Project Dox.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. Mr. Littlejohn asked if the townhomes have garages. Mr. Dobosiewicz said the townhomes have garages as well as parking behind the units. Mr. Littlejohn said one of the comments was to provide a bicycle and pedestrian connection along the street to the Monon, and if this ends up being a private street, there would need to be a public pedestrian easement, because people would use it to access the Monon Trail.

Nick Mishler – City of Carmel Commercial Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez said regarding the main street or block, as of right now the Department would prefer this to be public right-of-way. As part of this street, the department would like to show the right-of-way connecting all the way to the Monon Trail. Also, the Department would like to see the emergency drive become a public street to connect the stub street to the south. Ms. Lopez said the path shown along Rohrer Road is 8-feet wide, but 10-feet is the minimum requirement. Also, the ordinance requires a certain amount of tree preservation, so this would need to be shown on the plans. Ms. Lopez said there may be comments regarding the architecture to try to make the back of the building more attractive.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

9:40 a.m. **Docket No. 19050028 ADLS Amend: 12955 Old Meridian Remodel**

The applicant seeks site plan and design approval for a remodel of the existing building and reconfiguration of site circulation and parking. The site is located at 12955 N. Old Meridian Street and is 2.23 acres in size. It is zoned UC/Urban Core and is not located within an overlay zone. Filed by Kevin Buchheit of Krieg Devault on behalf of BRU Carmel RE LLC and JKB Properties LLC.

Kevin Buchheit with Krieg DeVault, Nicholas Vergatos with JPS Consulting Engineers, and Brent Roberts with Phanomen Design presented the project. Mr. Roberts said the sidewalk will remain where it is currently located, and the openings to the businesses will remain even though there will be new storefronts.

Sam Clark – Hamilton County Surveyor’s Office

- Mr. Clark said plans have not yet been received.

Daren Mindham – City of Carmel Urban Forestry

- Landscape plan has been received and it is OK to move forward with.

Alex Jordan – City of Carmel Engineering

- Comments sent on Project Dox. Mr. Jordan said the Department needs more construction documents than what were uploaded, as there was no demo plan or SWPPP narrative. Also, Mr. Jordan said the Department requires detention when the area of disturbance is more than .25 of an acre, and this disturbance is approximately .8 acres.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said if there are changes to the suites, the petitioners would need to work with Nick Mishler in the permit office as well as the Fire Marshal.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said he will need to be contacted when the demo begins because this is a unique property, in that all tenants share one lateral.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. There are no further comments at this time.

Nick Mishler – City of Carmel Commercial Building Permits

- Mr. Mishler said regarding the suite numbers, he can provide the details of this when the building permit is issued.

Alexia Lopez – City of Carmel Planning & Zoning

- All comments will be deferred to Rachel Keesling.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said one thing the Department likes to avoid is Hardie Siding at the base of the building. She said regarding the light poles, if the poles are staying the same but the fixtures are changing, the plan would need to comply with the ordinance. Ms. Keesling said there are other comments on Project Dox.

9:45 a.m. **Docket No. 19050014 DP/ADLS: Avid Hotel**

Docket No. 19050015 V: UDO Section 5.07 (D)(3) – Meridian Corridor Architectural Standards,

Massing requiring 2 principal bldgs. on a lot with over 300' in width, requesting one principal bldg.

Docket No. 19050016 UV: UDO Section 2.39 Hotel use permitted on upper floors only, hotel use on ground floor proposed.

The applicant seeks site plan and design approval for a new hotel (102 rooms) and mixed use building (up to 7 first floor tenants) on 1.23 acres. The building will be 50,286 sq. ft., 4 stories/155' tall, and will have 97+ parking spaces provided (shared parking with CMC Office). The site is located at about approximately 13300 N. Illinois Street (NW corner of Main Street and US 31). The site is zoned MC/Meridian Corridor and is not within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of Jim Jacob of Saamrajya, LLC.

Jon Dobosiewicz and Matt Pleasant with Nelson & Frankenberger, Jim Jacob with Saamrajya, LLC, and Jay Patel with SSC Construction presented the project. Mr. Dobosiewicz said this will be hotel with various retail spaces on the first floor.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said she is reviewing the use variance petition for this item and the BZA review comments were emailed in the docket number assignment email. She added that she believes all of these comments have been addressed.

Sam Clark – Hamilton County Surveyor's Office

- Plans have been received and will be reviewed shortly. Mr. Clark said there is a regulated drain running through this property.

Daren Mindham – City of Carmel Urban Forestry

- Comments have been submitted on Project Dox.

Alex Jordan – City of Carmel Engineering

- Comments have been submitted on Project Dox.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said he will work up an Illinois Street address for this site. He added that the City of Carmel does not use "North" before Illinois Street.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. No further comments at this time.

Nick Mishler – City of Carmel Commercial Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Comments will be deferred to Rachel Keesling.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said overall the building and site plan looks good. One of the comments involves adding parking lot islands so the drive aisle can be continued on the site. Also, regarding the dumpster location, Ms. Keesling asked if this can be moved further away from the entrance. Mr. Dobosiewicz said the landscaping is defined by the ordinance because of the church's parcel. On the building architecture, Ms. Keesling said she knows it is gray, but on the plans the color appears to be blue. Mr. Dobosiewicz said they will provide some material samples.

Ms. Keesling said the plan lists "Architectural Panel" but does not indicate EIFS, so this will need to

be changed. She added that an all EIFS hotel does not fall in line with the architectural standards of the US-31 overlay. Mr. Jacob said he thinks the entire first floor is brick. Ms. Keesling said the general thought is the Department is OK with a more modern design, but this doesn't fit in with the overall design of the area, and EIFS should only be used as an accent material, so no more than 10% of the overall material.

9:55 a.m. **Docket No. 19050020 Z: Rezone S-1/Residential to S-2/Residential**

Docket No. 19050021 PP: Troy Estates Subdivision

Docket No. 19050022 V: UDO Section 2.06 Min. 35 ft. front yard setback, 25 ft. requested.

The applicant seeks rezone, primary plat, and a variance for a new subdivision consisting of 36 lots on 23.3 acres. The site is located at 4100 141st St. The site is currently zoned S-1/Residential with a proposed change to S-2/Residential. Filed by Nelson & Frankenberger, LLC on behalf of Lennar Homes of Indiana.

Jon Dobosiewicz and Matt Pleasant with Nelson & Frankenberger, and Ty Rinehart with Lennar presented the project.

Sam Clark – Hamilton County Surveyor's Office

- Mr. Clark said the review comments have been sent to Stoepelwerth.

Daren Mindham – City of Carmel Urban Forestry

- Comments have been submitted on Project Dox. There were comments regarding open space requirements, and also possibly requiring a woodlands evaluation for the southeast corner of the development.

Alex Jordan – City of Carmel Engineering

- Comments sent on Project Dox. Mr. Jordan said he is requesting a drainage report for the ponds, and more details on the BMP plan. He also asked if a wetlands delineation has been done on the site. Mr. Pleasant said this has not been completed at this time.

Dave McCoy – City of Carmel Addressing

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. No further comments at this time.

Nick Mishler – City of Carmel Commercial Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez said the comments have been submitted on Project Dox. She said the larger comments involved trying to reduce the cul-de-sacs if possible so there is more connectivity on the site. Also, as Mr. Mindham indicated earlier, the amount of open space does not meet the typical standards.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

10:05 a.m. **Docket No. 19050008 SP: Hampstead Garden Secondary Plat.**

The applicant seeks secondary plat and construction plan approvals for 12 lots on 18.2 acres. The site is located on the east side of Hoover Road, north of 116th Street, at approximately 12000 Hoover Rd. It is zoned S1/Residential. Filed by Nathan Laframboise of V3 Companies, on behalf of Tim Walter and Platinum Properties Management Company.

Jim Rinehart with V3 Companies presented the project.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said the comments have been submitted on Project Dox, and are awaiting one final review before it will be sent back to the applicant.

Sam Clark – Hamilton County Surveyor’s Office

- Plans have been received and the review letter will be sent soon. Mr. Clark said there is an existing tile drain on the west side of the property and a buildup of water on the opposite side of the road that could potentially affect Lot #1. Mr. Clark said the Department would like to suggest extending this drain to the south to account for this.

Daren Mindham – City of Carmel Urban Forestry

- Comments submitted on Project Dox regarding tree preservation. Mr. Rinehart said the tree preservation line shown on the plans is the line he is committed to saving, but it doesn’t mean everything up to that line will be removed.

Alex Jordan – City of Carmel Engineering

- Mr. Jordan said his review is not yet complete on Project Dox. He said the department would like to see the flood plain shown for the rest of the creek and tributary.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said he had exchanged emails several months ago and it was concluded the name of the street would be Henry Court, and he has since received approval on this from the county.

David Littlejohn – City of Carmel Alternative Transportation

- Plan was reviewed on Project Dox. No comments.

Nick Mishler – City of Carmel Commercial Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez said she does not have any comments personally, but Ryan Hartman with TriCo said he sent two emails on this project. Ms. Lopez asked if anything has changed with the sewer from the primary plat stage. Mr. Rinehart said this is more of a timing issue, as the property to the north is going to be extending the sewer and running it through the subdivision. Because this line is not in yet, it needs to be shown on the plans to receive item approval. Mr. Rinehart said some survey work on the site may have raised questions in the area as to what type of construction will be done. He said if anyone in the future asks about this, they should know there will be minimal disturbance because there will be a directional bore. He added that it was never the plan to tear out fences or disturb any other property.

.10:10 a.m. **Docket No. 19050012 DP/ADLS: Mayflower Alt, LLC**

The applicant seeks site plan and design approval for a new office and warehouse building on 5.80 acres. The building will be 84,240 sq. ft., 37' tall, and will have 91 parking spaces provided. The site is located at about 9800 Mayflower Park Drive (just north of 4400 W. 96th St.). The site is zoned I1/Industrial and is not located within any overlay zone. Filed by Seth Alt of Alt Construction.

Adam DeHart and Tim Nintrup with Keeler Webb, and Seth Alt with Alt Construction presented the project. Mr. DeHart said Mayflower Park Drive is in extremely poor condition and barely passable in some spots. He said this is a problem for this development as well as the other tenants in the area, as this is a private street. Mr. DeHart said they will be realigning and re-grading the ditch along the street.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said all of her comments will be deferred to Rachel Keesling.

Sam Clark – Hamilton County Surveyor's Office

- Mr. Clark said he has not yet received plans for this project.

Daren Mindham – City of Carmel Urban Forestry

- Comments have been submitted on Project Dox.

Alex Jordan – City of Carmel Engineering

- Comments have been submitted on Project Dox.

Dave McCoy – City of Carmel Addressing

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments have been submitted on Project Dox.

Nick Mishler – City of Carmel Commercial Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Comment will be deferred to Rachel Keesling.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said there are no architectural requirements in this area but she would like to make some of the detail features line up. Mr. DeHart said this is essentially a shell permit at this point and the building could be able to accommodate four to six tenants. Ms. Keesling said some of the doors need to have sidewalks added, but overall there are no major issues. Mr. DeHart asked about any TIF money that would be available since this is a TIF district. Ms. Lopez said she thinks this is actually a County TIF district and not through the City of Carmel.

10:20 a.m. **Docket No. 19050026 Z: Rezone S-1 to B-3**

Docket No. 19050027 DP/ADLS: Take 5 Quick Lube

The applicant seeks rezone, site plan and design approval for a new auto service/oil change facility on 0.66 acres. The building will be approximately 1,500 sq. ft., about 32' tall, and will have 8 parking spaces provided. The site is located at 9799 N. Michigan Road. The site is currently zoned S-1/Residential with a proposed change to the B-3 zone, and is within the US 421 Overlay. Filed by Elliot Smith of Baldwin Capital Partners.

Elliot Smith and Andy Morrison with Baldwin Capital Partners and Ashton Fritz with Fritz Engineering presented the project. Mr. Fritz said this oil change concept allows the customer to stay in their car during the oil change so they are back on the road quickly.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said she will be helping the applicant through the BZA variance process and there are no comments regarding the DP/ADLS review.

Sam Clark – Hamilton County Surveyor’s Office

- Plans have been received and will be reviewed shortly.

Daren Mindham – City of Carmel Urban Forestry

- Plans have been reviewed and comments were submitted on Project Dox. Mr. Mindham said most of the comments were regarding the existing trees were labeled incorrectly or in the wrong place. He added that with construction, some of the trees may not be as desirable to save. Mr. Mindham said he would like to do a walkthrough of the property to make sure the developers are working around trees they actually want to save. Mr. Mindham said one of the issues were incorrect species being saved.

Alex Jordan – City of Carmel Engineering

- Comments have not yet been sent. Mr. Jordan said the storm water administrator has been out to the site previously for a drainage complaint and he thinks the roadside swale is actually heading to the west. Mr. Fritz said the intent was to maintain the existing patterns as much as possible.

Dave McCoy – City of Carmel Addressing

- Mr. McCoy said he assumes the existing address of 9799 Michigan Road will be used.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. No further comments.

Nick Mishler – City of Carmel Commercial Building Permits

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Comments will be deferred to Rachel Keesling.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said the Department has reviewed the overall the site plan and the variances that are needed. The architecture is being reviewed.