



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, August 21, 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. (V, SUA) **Badger Fieldhouse.**

The applicant seeks the following special use and development standards variance approvals for a 152,000 sq. ft. practice fieldhouse building and a championship outdoor soccer field at Badger Fields:
Docket No. 19060005 SU Amend UDO Sec. 2.03 Permitted Uses, Recreational Special Use required.

Docket No. 19060013 V UDO Sec. 2.04 Max. 35' building height allowed, 45' requested.

Docket No. 19060014 V UDO Sec. 2.04 Max. 35% lot cover allowed, 64% requested.

Docket No. 19060015 V UDO Sec. 2.04, 7.17, 7.27 Lot frontage on a street required, None requested.

Docket No. 19060016 V UDO Sec. 2.04, 5.78.F Min. 25' side yard building setback for semi-public buildings required, 20' and 11' requested.

Docket No. 19070012 V UDO Sec. 5.28.E Parking lot curbs required, No curbing requested.

Docket No. 19070013 V UDO Sec. 5.39.H.2.a 1 sign allowed, 2 requested.

Docket No. 19070014 V UDO Sec. 5.39.H.2.a Sign facing east not toward a street (north) requested.

The 36-acre site is located at 5459 E. Main St. It is zoned S1/Residence. Filed by Ted Nolting of Kroger, Gardis & Regas LLP, on behalf of Clay Township of Hamilton County and Carmel Dads' Club Inc.

Matt Snyder, President of the Clay Township Board, and Brian Stephens-Hotopp with VS Engineering presented the project. Neighboring property owners Doug Deck and Leonard Howard were also in attendance. Mr. Snyder said the Parks Department serves about 12,500 families per year. He added that Carmel Clay Schools has expressed interest in moving some of the Parks programs out of the school facilities. Mr. Snyder said the average Parks Department across the U.S. operates at an 18% cost recovery. In Clay Township, the elected officials have mandated 100% cost recovery. The Parks currently operate at a 102% cost recovery.

Daren Mindham – City of Carmel Urban Forestry

- Generally the comments were minor but the main question is if the new utilities are running from Main Street south along the western perimeter and if these trees will be removed. Mr. Snyder said it will be new utilities run in this area and he said the utilities should miss the existing trees.

Jerry Liston – Hamilton County Surveyor's Office

- Mr. Liston said he will speak to Sam Clark to determine what will be required for this project.

Alex Jordan – City of Carmel Engineering Department

- Comments submitted on Project Dox. Mr. Jordan said the plans were missing several sheets so once these are added, the full review can be completed. Mr. Jordan added that the drainage report has not yet been received.

Dave McCoy – City of Carmel Addressing Coordinator

- Mr. McCoy said his initial thought is the Fieldhouse would take on the address that already exists on this property, but if anyone has an issue with that, he would be happy to discuss. Mr. Snyder said this is going to be re-platted and will be a separate parcel.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said some of the land around this area is private, so when construction starts, Carmel Utilities will not be locating the sewers. He added that a third party may be needed in order to locate this. Also, Mr. Stewart asked if the new lift station is large enough to accommodate the new structure. Mr. Stephens-Hotopp said the existing lift station is being resized.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Comments issued on Project Dox. Department is awaiting an official response. Also, Ms. Conn said there were preliminary comments issued with the Docket as well. Ms. Conn added that the petitioners are on track for their public hearing.

9:15 a.m. **Docket No. 19070003 DP/ADLS: Valvoline Instant Oil Change – US 421**

Docket No. 19070017 V: UDO Section 3.99 – Reduction in minimum gross floor area, 2,500 sq. ft. required, 2,077 sq. ft. proposed

Docket No. 19070018 V: UDO Section 3.95.F. – Vehicle stacking in a front yard

The applicant seeks site plan and design approval for a new 2,077 sq. ft. oil change facility and 2 variances. The site is 0.98 acres in size. It is located at 9835 Michigan Road and is Lot 1A of the North Augusta subdivision. It is zoned B-3 and is within the US 421 Michigan Road Overlay Zone. Filed by Richard Gallegos, III of Valvoline, LLC.

Brian Cross with Civil Site Group and Richard Gallegos with Valvoline presented the project.

Daren Mindham – City of Carmel Urban Forestry

- Comments on Project Dox. Mr. Mindham said he will email a list of acceptable tree species.

Jerry Liston – Hamilton County Surveyor’s Office

- No comments.

Alex Jordan – City of Carmel Engineering Department

- Comments submitted on Project Dox. Mr. Jordan said there were no major issues as this site had been approved previously.

Dave McCoy – City of Carmel Addressing Coordinator

- Mr. McCoy said this site already has an address. No further comments.

Rodney Johnson – Indianapolis Power & Light

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said she has been working with the petitioners to figure out the architecture. She added that there are not many comments left because this has been through several rounds of reviews. One question she had was regarding the site plan, and whether there is any way to reduce the number of cuts and islands in the parking lot, as it seems like a lot of drive aisles for such a small site. Mr. Cross said one concern with altering the plan would be emergency vehicles being able to access the building. Ms. Keesling said if this design is what ends up being built, that is fine, but she would like to have all options considered. Regarding the trash enclosure, Ms. Keesling asked if there is any way to reconfigure so it is not facing Michigan Road. Mr. Cross said he will examine the options to rotate the enclosure. Ms. Keesling said during the presentation to both BZA and Plan Commission, it would be good to mention the basement floor and how there's space for employees and a locker room facility.

Angie Conn – City of Carmel Planning & Zoning

- No comments.