



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, September 18, 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. 19080005 DP: Smokey Row Road & Monon Development Plan

Docket No. 19080006 PP: Smokey Row Road & Monon Primary Plat

The applicant seeks site plan and primary plat approval for a new mixed use development on 27.84 acres, which will include apartments, townhomes, condominiums, single-family homes and retail and office. The site is located on the north side of Smokey Row Road, between the Monon Greenway and Meridian Street and is zoned UR/Urban Residential with a few parcels pending a rezone to UR/Urban Residential and P1/Park and Recreation. Filed by Rebecca McGuckin of Old Town Companies, LLC.

Rebecca McGuckin and Erik Dirks with Old Town Companies, and Sean Downey with Shrewsberry & Associates presented the project.

Sam Clark – Hamilton County Surveyor’s Office

- Review letter has not been sent. Mr. Clark said the two regulated drains would most likely need to be connected.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said Carmel Utilities Director John Duffy and consultants are working on a sanitary plan.

Daren Mindham – City of Carmel Urban Forestry

- Comments are in Project Dox. The only major comments were delineating between the commercial, apartments and the open space requirements, and also the 30-foot buffer along US-31, as it appears some landscaping is within the US-31 right-of-way.

Alex Jordan – City of Carmel Engineering Department

- Plans have been reviewed on Project Dox. Mr. Jordan said regarding the Primary Plat there was plenty of information. However the Development Plan was missing several sheets, such as drainage, utility and details. Mr. Downey asked if some of the details would be required now or could possibly wait until the building review. Ms. Keesling said part of the Primary Plat review is to know where everything is located, including the Engineering details.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez said for DP/ADLS reviews if the building is not designed that is one thing, but if the site is not yet designed, the petitioner would need to come back for DP approval. Comments issued on Project Dox. Ms. Lopez said the Urban Farm could be considered open space common area for this development. However, a farm stand would be considered a slightly different use as it would bring in the public and require parking and additional items. Ms. Lopez said she would like to see parking details on the plans.

David Littlejohn – City of Carmel Alternative Transportation Coordinator

- Projects have been issued on Project Dox. Mr. Littlejohn said there are several large missing sections of sidewalk on the plans. Mr. Littlejohn also said the Department would like to discuss a possible connection to the Hagen-Burke Trail, and noted that it could be classified as a Greenway. The minimum path width required is ten feet. The plans show the path as being eight feet. The Greenway/Hagen-Burke Trail width is 12 feet. Mr. Littlejohn said this would be a great amenity and a great opportunity to show connectivity to the Greenway network. There would also be the opportunity to pull the Hagen-Burke Trail further south. He added that eventually the Department would like to see the Trail reach the corner of Smokey Row and Rohrer Road. Finally, Mr. Littlejohn said bicycle parking would need to be shown on the plans, as well as whether long term parking would be provided for the offices.

9:15 a.m. **Docket No. 19080009 DP/ADLS: Schafer Powder Coating – Building Expansion**

The applicant seeks site plan and design approval for a 31,500 sq. ft. building addition to the existing facility and also proposes to add 34 new parking spaces. The site is 5.44 acres in size. It is located at 4518 W. 99th Street and is Lots 4A & 5A of Block 3 of Mayflower Park commercial subdivision. It is zoned I-1 and is not within any overlay zone. Filed by Mike Timko of Kimley-Horn on behalf of the owner, Schafer & Gehlhausen, LLC.

Bob Dugger with Cushman & Wakefield, and Alen Fetahagic and Mike Timko with Kimley Horn presented the project. Mr. Dugger said the detention has been master planned already for the expansion already.

Sam Clark – Hamilton County Surveyor’s Office

- Review letter has been issued. Mr. Clark asked for an updated drainage report showing the new release rate.

Dave McCoy – City of Carmel Addressing

- No comments.

Daren Mindham – City of Carmel Urban Forestry

- Mr. Mindham said there was an original landscape plan for the site so if anything has changed, it would need to be included with the plans.

Alex Jordan – City of Carmel Engineering Department

- Comments have been issued on Project Dox. On the thoroughfare plan there is a proposed parkway arterial street, which Mr. Jordan will need to speak to the City Engineer about.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

David Littlejohn – City of Carmel Alternative Transportation Coordinator

- Comments submitted on Project Dox. No further comments.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said the Department has already talked about the remodeled section which is happening now, but aside from that, the entire building is getting a facelift with new color and paint. Ms. Keesling said the driveway will need to be approved because the building addition triggers this requirement. She added that Jeremy Kashman will need to approve. Regarding the entrance, Mr. Duggar said the triangle in front of the driveway is able to be accessed by Schafer Powder Coating, but it is actually owned by the gentleman across the street. He added that if there are changes to be made, he would need to have approval from the person who owns this piece of property. Ms. Keesling said there is loose concrete in this area that would need to be removed. Mr. Duggar said once the crew has access to the site, he would have no problem having it removed.