



# CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, October 16, 2019  
Place: Dept. of Community Services Conference Room, 3<sup>rd</sup> Floor, Carmel City Hall.  
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. **(UV, V) Willow Haven Senior Home.**

The applicant seeks the following use variance and development standards variance approvals for a 12-bed memory care assisted living home:

**Docket No. 19090019 UV UDO Section 2.03: Permitted Uses, Memory Care use proposed.**

**Docket No. 19090020 V UDO Section 5.19: Min. 30' wide side bufferyards required, 10' and 20' requested.**

**Docket No. 19090021 V UDO Section 2.04: Min. 200' lot width required, 155' proposed.**

**Docket No. 19090022 V UDO Section 5.30: 8 parking spaces required, 6 proposed.**

The 1.3-acre site is located at 13145 West Rd. It is zoned S1/Residence. Filed by Matthew Griffith of Griffith Xidias Law Group, on behalf of Willow Haven Senior Homes, LLC.

9:15 a.m. **Docket No. 19090023 Z: Meridian Suburban Subdivision – S2 to MC Rezone**

The applicant seeks approval to rezone 31 lots from the S2/Residential zone to the MC/Meridian Corridor zoning classification. The site (subdivision) is about 13.68 acres in size. It is bordered by 111<sup>th</sup> Street to the north, vacant land zoned MC and Illinois Street to the west and US 31 to the east. The public streets included in the rezone are Tottenham Drive, Mersey Court, and Manchester Court. It is currently zoned S-2/Residential and is not within any overlay zone. Filed by Robert Hicks of Hall, Render, Killian, Heath & Lyman, PC on behalf of Meridian Development Realty, LLC.

James Miles with Willow Haven Senior Home, Adrien Dannemiller and Zach Mayhew with Millstone Management, and Doug Mitchell with Cash Waggner presented the project.

**Sam Clark – Hamilton County Surveyor's Office**

- Only item needed will be an Outlet Connection Permit for the connection to the County regulated drain.

**Dave McCoy – City of Carmel Addressing**

- No comments.

**Daren Mindham – City of Carmel Urban Forestry**

- Mr. Mindham said there is one variance on the agenda, otherwise the rest of the comments are on Project Dox.

**Ryan Hartman – TriCo Regional Sewer Utility**

- Email sent. Mr. Hartman is awaiting responses back from the design engineer. Mr. Hartman asked if there will be baths in each room. Mr. Miles said there will be showers.

**Alex Jordan – City of Carmel Engineering Department**

- Comments issued on Project Dox. Mr. Jordan said there will need to be a drainage report to make sure everything is sized properly. He added that to receive a BMP credit, the bottom of the bioswale as well as the basin to be planted with natives.

**David Littlejohn – City of Carmel Alternative Transportation Coordinator**

- Mr. Littlejohn said he would like to see a sidewalk to connect the path to the front of the building. Also, bike parking is required to be within 50 feet of the main entrance. He added that the sidewalk can cross the driveway if needed as long as it is clearly indicated.

**Nick Mishler – City of Carmel Building Permits**

- A State of Indiana CDR will be required for this project. Also, Mr. Mishler asked if there will be room numbers on the interior. Mr. Miles said by definition this home will be a single unit, as the units have shared common areas, kitchen, and dining room.

**Rachel Keesling – City of Carmel Planning & Zoning**

- No comments.

**Alexia Lopez – City of Carmel Planning & Zoning**

- Comments will be deferred to Angie Conn, who is not in attendance but has already submitted comments on Project Dox.

9:15 a.m. **Docket No. 19090023 Z: Meridian Suburban Subdivision – S2 to MC Rezone**

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Robert Hicks with Hall Render presented the project. Mr. Hicks said the developer currently owns 29 of 31 lots. There are two lots that are owned by others but will be included in the rezone, as Indiana State Law allows the petitioner to include these since more than 50% of the lots are owned by the developer.

**Sam Clark – Hamilton County Surveyor’s Office**

- No comments.

**Dave McCoy – City of Carmel Addressing**

- No comments.

**Daren Mindham – City of Carmel Urban Forestry**

- No comments.

**Ryan Hartman – TriCo Regional Sewer Utility**

- No issues with the rezone. Mr. Hartman said there will need to be a sewer easement over the regular easement.

**Alex Jordan – City of Carmel Engineering Department**

- No comments on the rezone, but when a development plan becomes available the department will have further comments.

**David Littlejohn – City of Carmel Alternative Transportation Coordinator**

- No comments on the rezone.

**Nick Mishler – City of Carmel Building Permits**

- No comments.

**Rachel Keesling – City of Carmel Planning & Zoning**

- Ms. Keesling said there are a couple department who still need to complete reviews, but at that point the applicant will receive comments. She added that she hopes the Plan Commission process will run smoothly. Ms. Keesling said for the sign planned for US-31, instead of the sign being two-sided and running perpendicular to US-31, perhaps it could be one sided and parallel to the street.

**Alexia Lopez – City of Carmel Planning & Zoning**

- No comments.

9:25 a.m. **Docket No. 19090024 DP Amend/ADLS Amend: Carmel Health and Wellness Complex**

The applicant seeks site plan and design approval for an 11,500 sq. ft. building addition to the existing facility (19,960 sq. ft.). The site is 3.05 acres in size. It is located at 820 City Center Drive and is Lot 1 of Block A of the Carmel Science and Tech Park commercial subdivision. It is zoned M-3 and is not within any overlay zone. Filed by Ryan Ellsworth of GEA Architects LLC.

Nick Justice with Civil & Environmental Consultants, Ryan Ellsworth with GEA Architects, and Dan Klausner with BK Real Estate presented the project. Mr. Ellsworth said this will serve as an aquatic center for the Carmel Swim Club as well as a medical office building for Indy Spine and Rehab. He added that the existing building is Carmel Total Fitness.

**Sam Clark – Hamilton County Surveyor’s Office**

- New drainage plans will be required.

**Dave McCoy – City of Carmel Addressing**

- Mr. McCoy said normally with a building expansion, the existing address is used. However, he said if there will be separate businesses utilizing the building, each business may need its own address. He added that one address with three suite numbers would probably be the best solution.

**Daren Mindham – City of Carmel Urban Forestry**

- Comments have been added to Project Dox. He said there should be a 15 foot buffer along City Center Drive, but according to the new plans, this would be scaled down below the requirement. Mr. Klausner said he was hoping landscaping could be added to the area around the pond rather than plant in the parking lot and lose parking spaces. Ms. Lopez said it may be a matter of choosing to apply for a variance for less parking or less landscaping.

**Ryan Hartman – TriCo Regional Sewer Utility**

- Mr. Hartman asked if there will be a single water meter for this building. Mr. Klausner said he thinks it would be separate meters since it will contain a large swimming pool. Also, Mr. Hartman said the plans show two laterals coming out of the new addition, as well as one lateral coming out of the original building. Mr. Justice said they can explore the idea of sharing a lateral.

**Alex Jordan – City of Carmel Engineering Department**

- Comments have been issued. Mr. Jordan said on Carmel’s GIS, the property line to the north is shown about 10 feet north of the entrance but on the plans it is shown through the drive. This will need to be clarified and followed up with the Recorder’s Office if it is wrong. He added that if the submitted plans are correct, the property to the north would need to sign-off the changes to the driveway, as a triangular section would be added to their property.

**David Littlejohn – City of Carmel Alternative Transportation Coordinator**

- Mr. Littlejohn said the UDO strongly encourages long-term bicycle parking, and if this condition is met, it would allow the number of required spaces to be reduced by five percent. He added that the Department would like to see bicycle parking at both entrances to provide for safe entry to the building for riders. Mr. Littlejohn said for long term parking, it may involve providing a room to securely leave bikes out of inclement weather. Mr. Littlejohn said a Multi-Use path would need to be 100% within the right-of-way and if it does go out of the right-of-way, it would need to be within an easement. This allows the public to use it without issues, but also allows the City to maintain it if needed. Also, Mr. Littlejohn said he would like to see direct access from the path into the building.

**Nick Mishler – City of Carmel Building Permits**

- No comments.

**Rachel Keesling – City of Carmel Planning & Zoning**

- Ms. Keesling said she has made several comments but is not yet done. She said regarding the landscaping, typically the Department would like to see landscaping islands at the end of rows to help delineate drive aisles and serve as a stopping point. Ms. Keesling said for the Plan Commission meeting, the petitioners should provide a time table showing the peak hours for each portion of the building. Mr. Klausner said it seems as if each of the two main businesses will have different peak hours.