CARMEL TECHNICAL ADVISORY COMMITTEE
AUGUST 17, 2005
Minutes

TAC Committee Members in Attendance

Griffin, Matt L. / DOCS
Conn, Angie / DOCS
Brewer, Scott/ Environmental Planner
Redden, Nick / Carmel Engineering
Hoyt, Gary / Carmel Fire Dept.
Groves, Dean / PSI
McBride, Michael / Hamilton Co. Highway
Hoyes, Greg / Hamilton Co. Surveyor

9:00 a.m. **Carmel/Clay Historical Society**

The applicant seeks use variance approval for an archival & conservation center.

Docket No. 05070022 UV	Chapter 8.01	permitted uses
Docket No. 05070023 V	Chapter 23D.03.C.3.b(iv)	5-ft side yard setback
Docket No. 05070024 V	Chapter 27.05	reduced parking

The site is located at 211 First Street SW and is zoned R-2/Residence within the Old Town Character Sub-area. Filed by Tom Rumer of the Carmel/Clay Historical Society.

Note: The petitioner was not in attendance

Review Comments:

Hamilton County Surveyor's Office, Greg Hoyes – Has reviewed project. Petitioner wants to build the building 3 ½ feet off tile that the County has that is 14 feet deep. In 2002, requested that the petitioner be at least 10 feet off their tile—request stands.

Hamilton County Highway, Mike McBride—It appears as if the street is not within their jurisdiction, therefore, no comments

City of Carmel Engineering, Nick Redden—Did not receive plans & unable to review; no comments

Cinergy, Dean Groves—Needs new service request, decent set of plans, loading info—need to talk with customer to determine their needs

Carmel Fire Dept., Gary Hoyt—Did not receive pans for review and will withhold comment

Environmental Planner, Scott Brewer—Requests an up-dated set of landscape plans

DOCS, Angie Conn—Petitioner was wanting to appear before the BZA in September—looks like a "No" at this point.

…END…

9:15 a.m. **Docket No. 05080012 SP: Murphy Hall, Sec 2**

The applicant seeks to plat 42 residential lots on 22.649 acres.
The site is located northwest of 141st St. and Towne Rd. and is zoned S1/Residence.
Filed by J. Cort Crosby of Schneider Engineering for Estridge Development Co. Inc.

Present for Petitioner: Cort Crosby, TSC; Craig Kunkle and Bryan Stumpf, Estridge Development Co. Overview: Cort Crosby. Section 2 of Murphy Hall consists of 42 lots on 22.6 acres.

Review Comments:
Hamilton County Surveyor's Office, Greg Hoyes **–** Sent a comment letter to Cort Crosby, minor in nature. Concern: conveying the emergency overflows for Heather Knoll through this site. There were also a few landscape conflicts—street trees too close—request shift the pipes.
Hamilton County Highway, Mike McBride **–** Accel/decal lanes are all OK on 146th Street
City of Carmel Engineering, Nick Redden – Sent comment letter to petitioner; nothing additional at this time. Request surface milling the entire roadway surface, rather than just the edge. Nick will check
Cinergy, Dean Groves states Shirley Hunter has this project and has AutoCAD already but needs a new service request. Note: There is a three-phase pole line on Towne Road that needs to be relocated.
Carmel Fire Dept., Gary Hoyt – Sent comment letter to Cort. Requested Knocks Box on Section 1—same on Section 2? Cort Crosby said there is a different set of plans for the amenity area. Gary Hoyt requested that Section 2 have fire hydrant markers in the middle of the pavement.
Urban Forrester Scott Brewer noted that Section 2 is not much different from Phase 1. Scott noted that petitioner may want to change some species. 26 hedge maples—experience says they do not do well—request consider switching to Ace or Ginnella.
DOCS, Matt Griffin received letter from Angie Conn of DOCS with minor comments on notations on plat for recording.
Hamilton County Highway, Mike McBride—not in County jurisdiction

…**END…**

<u>9:30 a.m.</u> **Docket No. 05080014 SP: Grandin Hall Section One (formerly Runyon Hall)**
The applicant seeks to plat 45 lots on 22.65 acres.
The site is located at 5333 E 146th Street and is zoned S1.
Filed by J. Cort Crosby of Schneider Engineering for Estridge Development Co. Inc.

Present for Petitioner: Cort Crosby, TSC; Craig Kunkle and Bryan Stumpf, Estridge Development Co. Overview: Cort Crosby. Section 2 of Murphy Hall consists of 42 lots on 22.6 acres.

Review Comments:
Hamilton County Surveyor's Office, Greg Hoyes—sent comment letter—assume petitioner has talked with the owner of the common area for Woodfield regarding coming through with the pipe. Cort Crosby responded in the affirmative. Regarding the landscape plan, Greg Hoyes says there is no easy way to get around the pond to the outfall pipe—landscaping blocking access. Would like access path to be able to get to Fremont-Randall Drain since the other direction is blocked. Request landscaping be moved. Cort Crosby says there will be a 15-foot wide opening where no landscaping can be installed over the storm sewers. Request some type of path through there.
Hamilton County Highway, Mike McBride – platted through the City of Carmel? Positive response. McBride sent comments—accel/decel lanes are fine. Permit issued for petitioner to work in the right-of-way so that in-house inspector is aware. Usually a consulting engineer is hired for on-site inspections for interior streets. Since this is just an approach, the permit is done in-house.
City of Carmel, Engineering, Nick Redden—sent comment letter, nothing additional at this time. Note: Petitioner did not receive letter
Cinergy, Dean Groves needs a new service request, auto-cad. If there is a change in the drawings from the hard copy, would need an up-dated copy. There are probably poles on 146th Street in the way—Dean will look at more in-depth.
Carmel Fire Dept, Gary Hoyt—ditto comments on Murphy Section II. Question fire hydrant markers
Urban Forester, Scott Brewer—same comments on species as sect I. Ornamental trees can be 1 ½" caliper.
DOCS, Matt Griffin—Angie Conn sent letter, same as last project—Section II.

…END…

9:45 a.m. **Docket No. 05070015 SP: Pine Creek**
The applicant seeks to plat 4 lots on 10.25 acres.
The site is located at 1616 W. 116th St. and is zoned S1/Residential.
Filed by Matt Maple of Roger Ward Engineering for Bear Lake Trading Company.

Present for Petitioner: Matt Maple, Roger Ward Engineering—Overview of project. Project has already gone through the primary plat process and received approval from Plan Commission. The site plan has been adjusted downward to 4 lots on 10 acres—small project with a few waivers. The Plan Commission approved private streets and roads

Review Comments:
Hamilton County Surveyor's Office, Greg Hoyes—still in process of reviewing, however, some things are a worry such as the contributing area to the flood plain as delineated. Also, is the petitioner using coordinated discharges that IDNR would require to be used? Will get comment letter to petitioner.
Hamilton County Highway, Mike McBride—appears that this is in corporate limits of Carmel and County has no jurisdiction.
City of Carmel Engineering, Nick Redden—sent comment letter—if any questions, please let them know.
Cinergy, Dean Groves—this is IPL's
Carmel Fire Dept., Gary Hoyt—did not receive a set of plans; just want to make sure the fire truck will fit through the gate, since this is a gated community. Will review and get comment letter out.
Urban Forester, Scott Brewer—needs a set of plans. Scott has the evaluation report from the first time—has anything changed? Petitioner responds only minutely, but will get Scott an up-dated report.
DOCS, Matt Griffin—has concern regarding the contributing area to flood plain delineator—coordinated discharges required by DNR? Need to see sewer/septic plans, water plans, drainage plans, otherwise, we are set. Also, show the location of closest fire hydrant—existing and proposed.

…END…

10:00 a.m. **Docket No. 05080006 DP/ADLS: Home Place Second, lots 256-258 & 247-248 (Weihe Engineers)**
The applicant seeks building addition and site expansion approval.
The site is located at 10505 N College and is zoned B-1/Business within the Home Place Business Overlay.
Filed by Mark Swanson Associates for Weihe Engineers.

Present for Petitioner: Pat Sheehan, Jamie Shinneman, Project Manager, Allen Weihe, Weihe Engineers; Mark Swanson, Mark Swanson & Associates, and Dennis Lockwood, Swanson & Associates.

Overview: Seeking to expand Weihe Engineers offices at current site, 10505 N. College within the Home Place Business Overlay. The building has been at this location since the early 1960's. There are currently a little over 50 employees—the building is 6,400 square feet.

Review Comments:
Hamilton County Surveyor's Office, Greg Hoyes—has not yet sent comment letter. There is conflicting information with pipe sizes, trees are planted within a drainage easement in violation of state statute. Will send comments tomorrow.
Hamilton County Highway, Mike McBride—This is not being subdivided, but rather a commercial drive for permit to work within the right-of-way; Ron Chadwell and/or Dave Lucas, permit inspectors, would handle that. Access off Jessup does not show right-of-way or radii.
Pat Sheehan, Petitioner, response: Approximately 1998/1999, we tried to do the parking lot expansion. We have a letter from Hamilton County Highway office that asked for us to dedicate additional right-of-way on Jessup and 105th Street on Lots 247 and 248. Since these plans were submitted, the document has

been recovered that dedicated the right-of-way. There are 25-foot one-half widths on both Jessup and 105th Street on these two lots currently. My line along Jessup is incorrect and needs to be shown another 5 feet over and on 105th Street, it would be another 10 feet over. That has already taken place—it was the beginning of 1999 when that was dedicated. In terms of things in the right-of-way, there is a modification of sidewalk on College. If the sidewalk is continued along 105th and Jessup, one of the existing trees will be impacted. We will have to look at.

Hamilton County Highway, Mike McBride—was not even sure he had a file that went back that far. Will send comment letter.

Carmel Engineering, Nick Redden—outside Carmel's jurisdiction

Cinergy, Dean Groves—will need a new service request, potential loading—if site plan changes, would need an up-dated, hard copy. There is single phase power to the existing building—probably will be the same for the new section. Fire wall between building sections to be discussed. There is a potential pole problem—looks as if it is missing the island in the alley.

Pat Sheehan, petitioner—We will see if we can't get rid of the pole and bury the line.

Carmel Fire Dept., Gary Hoyt—sent comment letter. Full two-story building, all the way across, any plan for sprinkling the building? (No) If it ends up having to be sprinkled because of square footage issues, the Fire Dept would like to be involved in a meeting to discuss connections. Request a knocks-box on the building. If the building has a fire alarm system, CFD requests an access control panel located at the front entrance. Basement?

Pat Sheehan, petitioner--Currently, the existing building has a partial basement about 1,000 square feet. The plan is to connect and provide a full basement in the area of the new building.

Carmel Fire Dept., Gary Hoyt—if it is over 1,500 square feet, according to the Code, it must be sprinkled. That is going to be a pretty good size building due to the connection unless there is some type of fire wall separation or compartmentalize the building. Will the address remain the same or will this be two separate addresses? Response: One Address—will remain the same.

Urban Forester, Scott Brewer—no comment letter as yet, but have talked to Sean. The design may change as a result of an addressing Greg Hoyes' comments regarding landscaping in the legal drain—sidewalk may impact trees. Scott said he would work with petitioner; there are probably areas outside the legal drain that could be utilized for landscaping.

Pat Sheehan, petitioner—would have to ask for a non-enforcement agreement from Greg Hoyes for parking lot dumpster, etc.

DOCS, Matt Griffin—sent comment letter to Mark Swanson with a list of additional information requested. If any questions, please contact the Dept.

Mark Swanson, petitioner, commented about signage on the building. Currently, there is an address on the building placed there when the building was built in the early 70's. We will be adding signage to it and obtaining a sign permit. Question: Is there a concern for signage that includes what is already on the building?

DOCS, Matt Griffin—said he did not think so, as long as the additional signage being added does not exceed the maximum signage allowed for the building. The signage currently does not meet the Ordinance because of the size of the numbers. However, since this is existing, and it is not going to be changed, it is what it is. In fact, this does not count as signage, it is the address numbers; I don't think it goes to the sign total, but will verify that.

…END…

<u>10:20 a.m.</u> **Docket No. 05080007 SP: Yorktown Woods**

The applicant seeks to plat 33 residential lots on 12.4 acres±.
The site is located S of Laura Visa Drive Stub/E of SR 431. The site is zoned R1/Residence, partly within the US 431 Overlay.
Filed by Brian Cross of Civil & Environmental Consultants, Inc for MHE Development

Present for Petitioner/Overview: Eric Gleisner, Civil Environmental Consultants for Brian Cross. Also in attendance: Gary Merritt, Bob Sterling, and Dave Beery, Merritt Hubbard & Ellis Development, general contractors for this project.

Review Comments:
Hamilton County Surveyor's Office, Greg Hoyes—sent comment letter—project is outside County jurisdiction.
Carmel Engineering, Nick Redden—sent comment letter, request drain calculations--will work with petitioner
Cinergy, Dean Groves—will need cad, resource request; feed will have to come off the south side.
Carmel Fire Dept., Gary Hoyt—sent comment letter requesting fire hydrant markers perpendicular to the street—also requesting the access road running north from 136th Street—currently the frontage road—be maintained during construction for an additional entrance. Suggest grass pavers that would allow access—could become permanent. Assume that Concord Lane will eventually go east and connect someplace else, although not sure now.
Urban Forester, Scott Brewer—sent email with comments. Plans submitted still have Ash and Woodflare listed (should be replaced)
Petitioner states cul-de-sac has been shifted back from the plat to allow for a buffer—more trees can be accommodated at the end.
DOCS, Matt Griffin—sent comment letter to Brian Cross on the 15th. Most of the letter is regarding the plat information for recording purposes. Also, note regarding the installation of sidewalks labeled on construction plans.
Petitioner asked for clarification on front setbacks. Petitioner can do side–loading garages—not a 15-foot setback, correct?
DOCS, Matt Griffin—Yes, the intent of the Ordinance is to have the garage structure behind the house Structure; the house structure will be closer to the street—the garage structure would be substantially to the rear. This may not work on your lots—Matt will verify
Petitioner: Do we know street names? We have submitted alternatives.
DOCS, Matt Griffin**--**that would be Bill Akers in Communications and he is not here. Typically Bill Akers would contact you if it were Not OK.
Petitioner: Street topcoat? Can we do that up front?
Carmel Engineering, Nick Redden Response: Yes, with the understanding that street would be repaired by builder if damaged.
Petitioner—Can we stay consistent with coach lights on the homes rather than streetlights?
DOCS, Matt Griffin Response: Yes
Petitioner: Model Home Requirements**?**
DOCS, Matt Griffin referred petitioner to first floor permits, Kevin Brennan. Also demolition permits.
Carmel Fire Dept, Gary Hoyt-Are there abandoned wells on the property? Ground water contamination would be a concern.

…END…

<u>10:35 a.m.</u> **Docket Nos. 05080009 SP & 05080010 DP: Carmel Science & Tech Park, blk 7**
The applicant seeks approval for a development plan and 5 new lots.
The site is located southeast of Carmel Dr & Adams St and is zoned M-3/Manufacturing.
Filed by Mike DeBoy of DeBoy Land Development Services, Inc.

Present for Petitioner/Overview: Kevin Roberts, Mike DeBoy of DeBoy Land Development Services. Existing property is being sub-divided into 5 new lots, basically for commercial development with internal, private drives.

Review Comments:

Hamilton County Surveyor's Office, Greg Hoyes—faxed a comment letter. Probably will need to be discussion on storm drainage involving Carmel and us. Petitioner is to set up a meeting with Greg and Gary.

Carmel Engineering, Nick Redden—still reviewing this project—will get comment letter out tomorrow

Petitioner, Kevin Roberts wanted to know if there were any red flags at this time.

Carmel Engineering, Nick Redden (Response) No red flags at this time.

Cinergy, Dean Groves—requests a 15-foot easement along all road frontages in this complex. Will not put equipment in road right-of-way for underground—somehow you will have to squeeze us in with 15 ft. SBC typically will require a 15-foot easement also and this can coincide with Cinergy's but they won't put their facilities in a right of way either.

Petitioner: Internal Streets are private, can those go under the internal streets?

Cinergy, Dean Groves (Response) No

Petitioner: Could 15- foot easement originate at the curb line going out?

Cinergy, Dean Groves (Response) Yeah, that'll work.

Petitioner: To clarify, 15-foot easements must run along all road frontages, but all of my lots have dual frontages, so are these easements intended for transmission or…

Cinergy, Dean Groves (Response) It's for distribution to your property

Petitioner: So everything could be served off the existing streets?

Cinergy, Dean Groves (Response) I'm not sure where our lines are, all I know is that to get into your property, I need a 15-foot easement along all the road right of ways to be able to handle whatever goes in there.

Petitioner: I'm supposing that the existing streets—Carmel Dr., City Center Dr., and Adams, since each of the properties fronts at least one of those streets, you may not need those on the internal

Cinergy, Dean Groves (Response) Well, if there is an existing along Adams or Carmel Dr., petitioner will have to do research to determine if there is, if there is an existing easement on the right of way, that's fine, but if there isn't, then Cinergy is going to need and easement of 15-feet.

Carmel Fire Department, Gary Hoyt—Since it is not clear what is going on the property, noted there is one fire hydrant being placed on the interior roads, Fire Department would like a drawing showing existing fire hydrants along Adams and along Carmel Dr., and with the extension of 122nd street, if they are putting any fire hydrants along there. It probably wouldn't cost you any more hydrants internally. Would like a set of drawings that would show where those are at.

Petitioner: Some of those are shown on the drawings but they are difficult to see, so I will put together a drawing that will mark those more clearly. Other question is if the property is adjacent to a property that has private fire hydrants would those be sufficient or would the fire hydrants need to be public fire hydrants

Carmel Fire Department, Gary Hoyt—Fire hydrants will need to be public because if the hydrants are private then they are owned by that company and that company pays to service and maintain them, If there was some sort of agreement between property owners next to each other that the fire hydrant could be used by both, then the Fire Department wouldn't have a problem with that provided the hydrant had the national standard thread on it and is being maintained properly.

Urban Forester, Scott Brewer—Erosion control plan has landscape easements on it, because it is a development plan, the landscaping will need to be shown. Then, if that changes to work out the utility easements, then Urban Forester will need to know that.

Petitioner: Because landscaping easements and utility easements cannot coincide?

Urban Forester, Scott Brewer (Response) Not normally. Petitioner would need to check with the various utilities to see if they have a problem with plantings in their easements.

Petitioner: I think even if they didn't they wouldn't replace plantings if they did, so let try to make them exclusive.

DOCS, Matt Griffin—Letter was sent to petitioner's office on 8-12-05, Most of the comments were in regards to the secondary plat and getting that to the standards necessary for recording purposes. There were also a couple comments in regards to the development plan, nothing too substantial

Petitioner—Since secondary plat is administrative and the development plan requires a public hearing,

can the secondary plat be approved prior to the development plan? How do the two hinge together?
DOCS, Matt Griffin (Response)—In this situation, the development plan is not really the primary plat, because the site is so contingent upon the street network and how the lots are broken up, the secondary plat could be issued before the development plan in theory.
Petitioner: At least the secondary plat and development plan could run concurrent?
DOCS, Matt Griffin (Response) Certainly, they should be able to run concurrently, there's no waiting period after the development plan is approved for the approval of the secondary plat. Secondary plat is just splitting land so…
Urban Forester, Scott Brewer (Response) Petitioner will have to show landscaping on both and there could be some issues there
DOCS, Matt Griffin (Response) Correct, petitioner will have to show the landscaping and utility easements, but they should be able to run hand in hand, but there's no reason why they can't be concurrently approved.
Petitioner: Question for Scott: Understands landscape easements have to be shown, but is a little confused as to whether he has to show a planting schedule or is that up to the individual lot developer?
Urban Forester, Scott Brewer (Response) If you are going to make it dependent upon the individual lot developer then you are going to have to specify that and say what the requirements are and show a way that they could be put in, so that the easements…
Petitioner: (Response) Okay
Petitioner: Doesn't want to put something in that is going to be destroyed with construction
Urban Forester, Scott Brewer—It doesn't need to be installed but it does need to be planned.
Petitioner: So at the very least we will need to specify the criteria if the lot developer provides the landscaping.
DOCS, Matt Griffin—Does the petitioner anticipate developing the site as one lot with regards to signage or letting the individual lot developers take care of obtaining their own permitting for the signage?
Petitioner: It will most likely be lot-by-lot…potential bank and potential day care or doctor's office
DOCS, Matt Griffin—Just to clarify, Site will have one right frontage, the tenants will be held to the normal sign criteria, so the tenants need to be aware of that.
Petitioner: If these (referring to perimeter streets) are done as public right of ways, then the tenants may be allowed additional signage, which could be a good selling point. Does anyone have an issue with those becoming public streets?
DOCS, Matt Griffin (Response) will have to defer that question to engineering.
Carmel Engineering, Nick Redden (Response) if streets are to be public, then they will have to meet our standards.
DOCS, Matt Griffin (Response to Petitioner) just let me know if you want to go that route with the streets, three sides might sound more lucrative than one.

…END…

10:50 a.m. **Docket No. 05080011 DP/ADLS: Meridian Corporate Plaza**
The applicant seeks approval for the site plan and buildings. The site is located at 401 Pennsylvania Pkwy and is zoned B-5 & B-6/Business within the US 31 Overlay.
Filed by Fred Simmons of Simmons Architects, LLC for MCP Partners, LLC.

Present for Petitioner/Overview—Ryan Gaulmeyer with Lauth Property Group, Steve Granner with Bose, McKinney & Evans, LLP, Dan Kuester with Woolpert, Inc., and Tim Seitz with Simmons Architects, LLC.

Review Comments:

Hamilton County Surveyor's Office, Greg Hoyes—No comment letter yet, going by site today to look at things, lots of pipes go through the site and some are pretty shallow, so lowering the TC to an 828 when the in parts are only an 827.5 is not going to work, but after he looks at the site he should have a comment letter to the petitioner by tomorrow. Things look feasible, they just need to be worked out.
Petitioner: Emailed copies of the recorded easements because it is a little unusual that the legal drains are included in the recorded easements rather than just statutory easements. Will it be in the comment letter how to proceed under those circumstances?
Hamilton County Surveyor's Office, Greg Hoyes (Response)—Waiting to hear from county attorney on that, Petitioner may need to come up with the form signed by the drainage board to take to the Recorder's office to vacate the recorded easement. He'll let the petitioner know when he hears further information regarding that situation.
Carmel Engineering, Nick Redden—sent a letter with comments, will work through those with the petitioner
Petitioner: Contracted A&F Engineering to perform a quick traffic study on the site, so they will provide a copy of the traffic study and also will set up a possible additional meeting with Gary.
Cinergy, Dean Groves—New service request form for the petitioner, At the time work starts, Cinergy will need a finalized site plan in hard copy, and AutoCAD and will need to get together with the petitioner to work out what the electrical needs are for the site. Cinergy may want some easements for lines going in, but that will be worked out with the petitioner.
Carmel Fire Dept., Gary Hoyt—sent Dan a letter, buildings are to be sprinkled and CFD will need to set up a meeting to discuss where to put the fire department connection. If the building has a fire alarm system, then Fire Department requests a remote enunciator be installed at the main entrance of the building. Building is to be four story-building, 55ft tall with no basement. Fire Department also requests a Knocks box and Knock Fire Dept. Connection caps.
Urban Forester, Scott Brewer—meeting with Tim separately, a lot of issues relating to conflicting drainage problems and landscape easements, pervious surfaces, trees could have been transplanted and moved, but were cleared last year.
DOCS, Matt Griffin—Dept. sent letter to Fred Simmons, most of the issues were labeling problems, would like to see changes before Plan Commission. Working with Angie Conn on a lot of these issues. Petitioner has submitted a response letter. So, Dept. will review that and respond to that letter. Project is on September 26, 2005 BZA agenda.

…END…

<u>11:10 a.m.</u> **Docket No. 05080015 TAC: City Center Phase 2**
The applicant seeks to create 31 units in 7 condo buildings on 1.43 acres.
The site is located at American Way South.
Filed by Ben Deichmann of Roger Ward Engineering for Kosene Investements, LLC.

Present for Petitioner/Overview—Ben Deichman with Roger Ward Engineering noted that a revision would be forthcoming showing the additional building

Review Comments:
Hamilton County Surveyor's Office, Greg Hoyes—sent petitioner a comment letter, petitioner needs an outlet permit, Surveyor's office wants proof that the underground detention system is sized for this parcel.
Carmel Engineering, Nick Redden—Comment Letter was sent to the petitioner, there were not very many comments at this time
Cinergy, Dean Groves—Needs new service request form filled out with updated site plans and AutoCAD, would like to know if the area is a common area and if it is going to need easements
Petitioner: The common area is going to be exactly like Phase one
Cinergy, Dean Groves—Thinks it was a common area, so he doesn't think there will be problems with it.
Carmel Fire Dept., Gary Hoyt—Received the petitioner's letter of response to his comments, At least on the perimeter roads the Fire Department requested roll back curb, not chairback curb for easier access

since most of the streets will be private, noted that the petitioner was hoping the Fire Dept. could service from America Way North and America Way South, however, the Fire Department will still need to access through the inner court area because they will have equipment that will need to get in there, so the turning radius needs to be ample to support that equipment. Most access will more than likely take place on the perimeter especially if the Fire Dept. connections are placed on the perimeter. He noted that because there is water along the area it may not be necessary to put any internal hydrants in this area if they can get these bumped up to the exterior of the buildings.
Urban Forester, Scott Brewer—Did not receive plans for this and none were logged in.
Petitioner—He noted that he hadn't seen a landscape plan at this point and that he knew there was some existing landscaping that covers a portion of Phase Two but nothing on this new buildout, but he was trying to get something from Gary Weaver of Weaver Architects
DOCS, Matt Griffin—Originally this came in as Condo Flats, but now some are Townhomes.
Petitioner: That's correct from the plans he has seen.
DOCS, Matt Griffin—No additional comments at this time, additional comments will be sent directly to the petitioner.

…END…

11:20 a.m. **Docket No. 05080016 PP, 05080017 SW, and 05080018 SW: Windsor Grove 2**
The applicant seeks to plat 30 lots on 30.056 acres with the following subdivision waivers:
Docket No. 05080017 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors
To seek relief from houses fronting collector streets/200 foot required separation from collector streets.
Docket No. 05080018 SW: 6.03.21 – Points of Access
To seek relief from providing 2 points of access into the subdivision.
The site is located at 3105 106ht St. West and is zoned S1.
Filed by Brian Robinson of Stoeppelwerth and Assoc. for Steve Wilson Inc.

Present for Petitioner/Overview—Steve Wilson of Steven A. Wilson, Inc., Brian K. Robinson of Stoeppelwerth & Assoc., and Dennis Olmstead of Stoeppelwerth & Assoc.

Review Comments:
Hamilton County Surveyor's Office, Greg Hoyes—Sent Brian a comment letter, noted that there are some issues with some offsite water that comes through here, will work on these issues as petitioner begins to put together construction plans
Carmel Engineering, Nick Redden—outside the jurisdiction of Carmel Engineering
Cinergy, Dean Groves—Site is an IPL area, petitioner will need to work through them
Carmel Fire Dept., Gary Hoyt—met with Steve about 2 weeks ago, briefly scanned the plans, no huge problems, wouldn't mind seeing some streets carry on for access points, would like to not see chairback curbs on the inner rings of the cul-de-sacs.
Urban Forester, Scott Brewer—no letter out yet, comments are regarding tree preservation in buffer yards, should be root flare at grade level, not 4 inches above grade, haven't spoken with Hills, Ordinance does not allow Ornamental pears as street trees.
Petitioner—will get Hills to submit a revised landscape plan
DOCS, Matt Griffin—passed on a letter from Hamilton Co. Highway, still working on letter of comment from DOCS, large issue is connectivity and petitioner is asking for a waiver, therefore, staff is looking at things to offset that and one thing they would like to see is that the amenity area be more useful to the residents there, passive or active recreation element as part of plan to connect more directly, also a good idea to make access from the adjoining trail or pedestrian path, comments will be in letter to be sent today,
Petitioner: It appears that there are a few issues that Co. Highway is asking for that may be impossible to execute, so some discussion will need to happen with those folks.

…END…

11:35 a.m. **Docket No. 05080021 PP Amend: Kendall Wood**
The applicant seeks to plat 15 lots on 12.045 acres with the following subdivision waivers:
Docket No. 05080022 SW: 6.03.19 – Access to Arterials, Parkways, and Collectors
To seek relief from houses fronting collector streets/200 foot required separation from collector streets.
The site is located at the NW Corner of W. 121st St. and Shelborne Rd and is zoned S1 (ROSO).
Filed by Brian Robinson of Stoeppelwerth and Assoc. for Steve Wilson Inc.

Present for Petitioner/Overview—Steve Wilson of Steven A. Wilson, Inc., Brian K. Robinson of Stoeppelwerth & Assoc., and Dennis Olmstead of Stoeppelwerth & Assoc. Steve Wilson noted that since he lost his option to buy the Brown Property, so the site had to be redesigned for the twelve acres he has right now.

Review Comments:
Hamilton County Surveyor's Office, Greg Hoyes—No new comments, Brian was sent a comment letter
Carmel Engineering, Nick Redden—Sent a comment letter, has no new comments this time around Petitioner—noted that he had not received a comment letter, asked that a copy of the letter be faxed to his office.
Cinergy, Dean Groves—Shirley Tender has this project, She has AutoCAD already, she wanted him to Note that the 69KBA transmission line needs to be relocated. Petitioner needs to touch base with her to be pointed in the right direction
Carmel Fire Department, Gary Hoyt—Has not received plans for this one either.
Urban Forester, Scott Brewer—same as other submittal, no ornamental pears and planting graphic needs to be modified, has some question about drainage easements
DOCS, Matt Griffin—Based on the old submission and it is most of the same project, will double check to verify that there are no additional ordinance issues in terms of lot size or setbacks. Other than that move forward with same comments as last time.

…END…

11:50 a.m. **Docket No. 05080019 DP/ADLS: Boardwalk Shops**
The applicant seeks to create 2 structures (1 retail, 1 office) on 2.63 acres.
The site is located at the NE corner of Carmel Dr. and Adams Street and is zoned M3 – Manufacturing.
Filed by Adam DeHart of Keeler Webb Associates for C and L Management, Inc.

Docket No. 05080020 SP: Boardwalk Shops
The applicant seeks to plat one lot on 2.63 acres.
The site is located at the NE corner of Carmel Dr. and Adams Street and is zoned M3 – Manufacturing.
Filed by Adam DeHart of Keeler Webb Associates for C and L Management, Inc.

Present for Petitioner/Overview—Adam DeHart, Keeler Webb Associates and Charlene Key, C&L Management

Hamilton County Surveyor's Office, Greg Hoyes—Sent Adam a comment letter, stormwater detentions provided for this site?, petitioner needs to obtain an outlet permit, one thing to look at is that the project is

not overutilizing the capacity of the pipe that currently services the site
Carmel Engineering, Nick Redden—sent a comment letter to Adam
Cinergy, Dean Groves—Needs Finalized hard copy of plans and AutoCAD, new service request form, along Carmel Drive and Adams Cinergy will need a 15 ft. utility easement off the right of way, If it's there then it is fine, 3600sq ft bldg. is Single phase bldg., 27,000sq ft building is 3 phase and at the present time there isn't 3 phase on that side of the street but Cinergy can get it there, if there is no easement along the north lot line, Cinergy will probably need one.
Carmel Fire Dept., Gary Hoyt—sent Adam a letter, big bldg will have sprinkler system, Fire Dept. is requesting a knocks box on the bldg and for the rest of the tenant areas to be placed on a master key locking system or a 3200 Knocks box to be placed on the building which is large enough to hold multiple keys.
Urban Forester, Scott Brewer—no letter to Adam yet, 15 ft landscape easement on North side coinciding with a 20 ft. drainage and utility easement and that cannot always happen, so it may be an issue, Project is covered by the M-3 ordinances and the 26.04 ordinances and the plant counts are incorrect according to those ordinances, He calculated that there needs to be 41 shade trees, 46 ornamental trees, and 238 shrubs according to the ordinances, He also has some species comments-Trees placed in the landscape pylon should be shade trees not ornamental trees, And there should be landscaping along the front of the bldg (according to the M-3 ordinance) and it's not shown. Letter to be sent to petitioner.
DOCS, Angie Conn—the secondary plat still need to be submitted and also building elevations were the main concern that Staff hasn't received those yet
Petitioner: Does the petitioner have to come back to TAC with the Secondary plat or just submit for staff to review? It's just the remainder of lot two.
DOCS, Matt Griffin (Response)—No you don't have to go back to TAC, it can just be administrative.
Petitioner: Has some elevations to give to staff for comments.
Petitioner: Has not received his letter from engineering yet.
Carmel Engineering, Nick Redden (Response)—letter was sent on 11th of Aug. The petitioner is to let Carmel Engineering know if he does not receive the letter and Carmel Engineering will send a new copy.

…END…