



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, January 16, 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. 18100010 Z: 421 Crossing – Rezone.

The applicant seeks approval to rezone approximately 0.76 acres to the B-2/Business zoning district. The site is currently zoned I-1/Industrial and is within the US 421 Overlay. It is located at the northwest corner of 96th St. & US 421 – 9884 N. Michigan Rd. and 4306 W. 96th St. Filed by Joseph D. Calderon of Barnes & Thornburg LLP on behalf of the owner, Bill Estes Realty LLC.

Docket No. 18100011 PPA: 421 Crossing –Primary Plat Amendment.

The applicant seeks primary plat amendment approval to form a 3 lot commercial subdivision on approximately 2.35 acres. The site is currently zoned both I-1/Industrial and B-2/Business (pending a rezone to only B-2) and is within the US 421 Overlay. It is located at the northwest corner of 96th St. & US 421 – 9884 N. Michigan Road and 4306 W. 96th Street. Filed by Aaron Reynolds of Thompson Thrift Development on behalf of the owner, Bill Estes Realty LLC.

Aaron Reynolds with Thompson Thrift, Mike Timko with Kimley-Horn, and Joe Calderon with Barnes & Thornburg presented the project. Mr. Calderon said part of the project which was filed a few months ago included a daycare operation on the west end. The daycare is no longer part of the project.

Greg Hoyes – Hamilton County Surveyor’s Office

- Letter sent. No further comments.

Ryan Hartman – TriCo Regional Sewer Utility

- No issues with the rezone. Mr. Hartman said comments have been sent based on Lake City Bank and the easements that were tied into that project. These will need to be included on future plans. Regarding the primary plat, TriCo does not have any issues but they will need to see specifics on how the lots will be serviced.

Daren Mindham – City of Carmel Urban Forestry

- No comments on the rezone. There are trees at Lake City Bank that will need tree preservation around them. Mr. Mindham said if the building on the west side of the property is preserved, depending on the perimeter buffer yard along 96th Street, a variance may be required.

Chris Ellison – City of Carmel Fire Department

- No comments at this time.

Dave McCoy – City of Carmel Addressing Coordinator

- Mr. McCoy said the street number of 9884 will not work as it is too high of a number. He said he would prefer something in the 9600 range. Mr. McCoy added that he will work with the developers to come up with the proper address.

David Littlejohn – City of Carmel Alternative Transportation

- Plans have been reviewed and the comment letter was distributed. There were no comments on the rezone, but there were several issues to consider when the development plan is created.

Nick Mishler – City of Carmel Building Permits

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said the biggest concern is making sure all easements are shown on the development plans. There was also some confusion on the Lake City Bank building. Ms. Keesling said the plan shows four lots, and she added if the plan is for three lots that is fine, but the Department will need an updated plat. There is also a cross access easement that will need to be added back to the plan. Ms. Keesling said the Department is fine with the rezone and she is glad to see the project continuing to move forward even though the daycare is not a part of the plan. Mr. Calderon said the plan is to put this project in front of Plan Commission in February, so notices will be going out within the next few weeks. Mr. Timko said they are working with Lake City Bank, but asked what will happen in the event that they cannot get the bank to sign the plat. Ms. Keesling said the petitioners should finalize their portion of the plat, and if the bank is not removed or identified as another lot will be fine.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said regarding Lake City Bank signing the plat, she said it would benefit the bank to sign onto the petitioner’s plan because they wouldn’t need to go through the public notice process.

9:10 a.m. **Docket No. 18120015 ADLS: Vine Health Care (submitted in ProjectDox)**

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.C.1.b. – Max. Building Width: 45’ allowed, 48’ requested

The applicant seeks site plan and design approval with 3 variances for a new, 2 story (28’4” tall) medical office building totaling about 7,000 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 with Keeler-Webb Associates, Chad Apple with Meyer & Najem, and owner Scott Antoine presented the project. Mr. DeHart said Vine Health Care provides specialized medicine and more of a natural option than normal medicine. He added that the business would like to stay in Carmel but they need additional space so they will move out of their current location temporarily while a larger two-story building is completed. Mr. DeHart said the southeast corner of the building will feature a juice bar with a patio area for outdoor seating.

Greg Hoyes – Hamilton County Surveyor’s Office

- Letter sent. Mr. Hoyes said since there is no runoff increase, nothing will be required.

Ryan Hartman – TriCo Regional Sewer Utility

- This project is outside of TriCo service territory.

Daren Mindham – City of Carmel Urban Forestry

- Comments sent on Project Dox. Most comments involved getting the right trees in the right spots.

Chris Ellison – City of Carmel Fire Department

- Mr. Ellison said he did not see any fire protection facilities and asked if the design called for fire protection. Mr. DeHart said not at this time. Mr. Ellison said the interior seating of the juice bar portion of the project could possibly kick in a sprinkler requirement, so he will need to see those details.

Dave McCoy – City of Carmel Addressing Coordinator

- No comment.

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 Building Permits

- A state release will be required prior to applying for a building permit. Mr. DeHart said the building will be demolished and the foundation will be removed. Mr. Mishler said the demolition permit can be applied for ahead of time and once the demolition is complete the building permit could be issued. Mr. DeHart said the original structure is about 90 years old but it was remodeled in 1995. Mr. Mishler said there is a chance an asbestos inspection would be required due to the age of the structure but he can look back through the remodel permit that was done to see if the asbestos inspection was done at that time.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling said the Department is good with the layout and design. Regarding the building design, she would like to see additional details on the window design for the first floor. Mr. DeHart said he will mention the changes to the architect so it can be updated on the plans. Ms. Keesling said the Department is looking for ways to make the building stand out as it is on a corner and three sides are very prominent.

Angie Conn – City of Carmel Planning & Zoning

- No comments.

9:20 a.m. **Docket No. 18120012 UV UDO Sections 2.09 & 3.56 Prohibited Uses, Office Use requested.**
Docket No. 18120013 V UDO Section 3.64.C.3.c Maximum 45% lot cover allowed, 62% requested.
Cohen Office. (submitted in ProjectDox)

The 0.2 acre site is located at 248 2nd St SW. It is zoned R2/Residence & Old Town Overlay District, Character Subarea. Filed by Jim Shinaver of Nelson & Frankenberger on behalf of Cohen Investments Partnership LP.

Jim Shinaver and Matt Pleasant with Nelson & Frankenberger, and Nathan Cohen presented the project.

Greg Hoyes – Hamilton County Surveyor’s Office

- Comment letter sent. No further comments.

Ryan Hartman – TriCo Regional Sewer Utility

- This project is outside TriCo service area.

Daren Mindham – City of Carmel Urban Forestry

- Comments submitted on Project Dox. Mr. Mindham said the only comment was regarding switching out tree species in the front to something that will make the building easier to see.

Chris Ellison – City of Carmel Fire Department

- Comments sent in Project Dox. There will be a fire protection requirement for the residential portion of the structure.

Dave McCoy – City of Carmel Addressing Coordinator

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted in Project Dox. No further comments.

Nick Mishler – City of Carmel Building Permits

- No comments.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Comments submitted in Project Dox. Ms. Conn said there are still several people who need to complete reviews before the project is sent back to the petitioner. Mr. Shinaver asked when the comments be due. Ms. Conn said the comments are usually due around BZA packet time, so about one month.

9:30 a.m. **Docket No. 18120003 SP: Jackson's Grant on Williams Creek, Section 6. (submitted in ProjectDox)**

The applicant seeks administrative secondary plat and construction plans approvals for 12 lots on 20.7 acres. The site is located near 12300 Springmill Rd. It is zoned Silvara PUD/Planned Unit Development (Z-553-11). Filed by Brett Huff of Stoepelwerth & Assoc., for Jackson's Grant Real Estate Company, LLC

Brett Huff with Stoepelwerth & Associates, and Doug Wagner with Republic Development presented the project. Mr. Wagner said this section is not connected to the rest of Jackson's Grant so it is almost like a separate subdivision. He added that there is discussion about gating the entrance and going with private roads. Mr. Wagner said they would like to begin construction in the spring and have completed for sales by late fall if possible. The lots are about 130 feet wide and about 170 feet deep minimum, and the houses will be in the \$1-1.5 million range.

Greg Hoyes – Hamilton County Surveyor's Office

- Letter sent. Mr. Hoyes said if it ends up being private, he will need an access code to the gate.

Ryan Hartman – TriCo Regional Sewer Utility

- Sewers have already been installed. Mr. Hartman said TriCo will want to be on site when the laterals get extended and the manholes are adjusted.

Daren Mindham – City of Carmel Urban Forestry

- Comments are on Project Dox. Mr. Mindham said for the trees marked to stay in place for constructed, they will need to be fenced off and protected. He added that there should be a three-foot undulating mound on the frontage. Mr. Wagner said there could potentially be a mound added to the south between the entrance and Williams Creek, as long as it does not encroach on the floodway.

Chris Ellison – City of Carmel Fire Department

- Mr. Ellison said regarding the gated community, the plans will need to be submitted to CFD, and they will need to have a Knox switch and an SOS siren switch integrated into the drawings. He added that as long as CFD has a 20-foot wide road and hydrants, that is all they are concerned about. Mr. Wagner asked if the fire department will have any issues navigating around the island just inside the entrance. Mr. Ellison said if the truck needed to pull in and back out they would be able to, and added that the point where a turnaround is required is when there is a road that exceeds 150 feet.

Dave McCoy – City of Carmel Addressing Coordinator

- Mr. McCoy said the street names “Almond Creek” and “Northvale” have already been used through Hamilton County so different names will need to be chosen. Mr. Wagner said he thought these street names were reserved so he will look into it and contact Mr. McCoy.

David Littlejohn – City of Carmel Alternative Transportation

- Comments issued on Project Dox. Mr. Littlejohn said he wanted to clarify that the sidewalks along the cul-de-sac will be extended when the street is extended. Mr. Wagner said this is correct.

Nick Mishler – City of Carmel Building Permits

- Mr. Mishler asked what will be located in the floodway near the entrance to the subdivision. Mr. Wagner said there will be a hardscape path through this area but typically any dirt that is removed is taken off site. Mr. Wagner added that Jim Rinehart from Williams Creek is in the process of getting a permit for this work, as well as a vehicle bridge into the subdivision.

Angie Conn – City of Carmel Planning & Zoning

- Comments issued on Project Dox. Mr. Wagner asked if there is a chance the project would not need to go through BZA or Council, as it was indicated in the original PUD that there would be private drives. Ms. Conn said the petitioner would need to cite specifically in the PUD where it would allow for private streets.

9:35 a.m. **Docket No. 18120009 UV UDO Section 2.05 Prohibited Uses, Printing/Publishing Facility requested. PIP Printing, 2430 E. 96th St.**

The 3-acre site is located at 2430 E. 96th St. It is zoned S2/Residence. Filed by Jeffrey Lauer of Polis Collaborative LLC, on behalf of PIP, Inc.

Jeffrey Lauer with Polis Collaborative, and Bud Kistner and Tony Kistner with PIP Printing presented the project. Mr. Lauer said PIP is looking for more space for their sign fabrication shop, which is currently in their existing retail space. This house on the property would be used by family and friends of the owner with the pole barn in the back being used as the fabrication shop.

Greg Hoyes – Hamilton County Surveyor’s Office

- No comments on the use variance.

Ryan Hartman – TriCo Regional Sewer Utility

- Mr. Hartman asked if there are existing restroom facilities. Bud Kistner said there is no bathroom in the existing pole barn and there would not be plans to install one.

Daren Mindham – City of Carmel Urban Forestry

- As long as there is no major tree removal, there are no comments. Mr. Lauer said regarding tree inventory, this can be provided, but there are no plans to change the landscaping.

Chris Ellison – City of Carmel Fire Department

- Email sent. Mr. Ellison said this would be considered a change of use, so there will be code requirements which will need to be met. Tony Kistner said they are gathering estimates for insulation to the pole barn but there are no plans to change the electrical system, and he added that most of the changes are minor. Mr. Ellison asked if there will be flammable liquids on site. Tony Kistner said the printers use a latex product for printing. Mr. Ellison said the main question will be whether a fire suppression sprinkler system is required. If it's not required, then the building would need to have fire department vehicle access, which would mean at least a 20-foot wide road within 150 feet of the most remote part of the building. Mr. Ellison said the fact that this will be a commercial use means that everything changes regarding the requirements.

Dave McCoy – City of Carmel Addressing Coordinator

- Mr. McCoy said if this ends up going through, there would need to be an address assigned to the print shop.

David Littlejohn – City of Carmel Alternative Transportation

- Comment letter sent. No further comments at this time. Mr. Lauer asked where the multi-use path would be located after the dedication. Mr. Littlejohn said this path would be located within the right-of-way. Mr. Littlejohn said the petitioner may also make a monetary commitment in lieu of constructing the path, and they would work with the Engineering Department on this contribution.

Nick Mishler – City of Carmel Building Permits

- Mr. Mishler said along the lines of what Mr. Ellison was saying, if the pole barn will be used as a commercial structure, there may be items such as restroom facilities that will need to be added to get the building up to code.

Angie Conn – City of Carmel Planning & Zoning

- Review comments sent. Department is awaiting an official response. Ms. Conn said the packets for the full BZA will be due Friday, January 18.

9:45 a.m. **Docket No. 18120010 UV UDO Section 2.05 Prohibited Uses in Overlay, Automobile Sales & Display requested.**

The 0.4 acre site is located at 10601 E. 106th St. It is zoned B2/Business and Home Place Overlay District, Business Sub-Area. Filed by E. Davis Coots of Coots, Henke & Wheeler, on behalf of Dianwei Wang and Meili He, owners.

E. Davis Coots with Coots Henke Wheeler Law Firm presented the project. Mr. Coots said the owner of the property Mr. Wang currently has about 70 vehicles on the parcel, and he estimates an additional 30 vehicles on the new parcel. Mr. Coots said the plan is to pave the lot if this is approved and use concrete bumpers instead of curbing it, due to the temporary nature of the use. He added that there is a bicycle rack on the front of the existing building.

Greg Hoyes – Hamilton County Surveyor's Office

- No comments or concerns on the use variance.

Ryan Hartman – TriCo Regional Sewer Utility

- No issue with the variance.

Daren Mindham – City of Carmel Urban Forestry

- Comments sent. Mr. Mindham said the Department would like to see some trees or landscaping on the site as it's currently just an asphalt slab.

Chris Ellison – City of Carmel Fire Department

- No comments.

Dave McCoy – City of Carmel Addressing Coordinator

- No comments at the variance. Mr. McCoy said he believes this is the only 5-digit address for an east-west street in the entire city. He said this should have been a College Avenue address but it can be changed if the owner ever decides to build a structure on the lot.

David Littlejohn – City of Carmel Alternative Transportation

- Letter sent. No further comments at this time. Mr. Coats said there exists a stamped concrete sidewalk that mirrors what was done on the west side of College Avenue. He added that on the south side of 106th Street there is currently nothing, and due to this being a temporary use of the property, the petitioner would ask that the path requirements not be applied to this project. Mr. Littlejohn said there are potentially several options, such as a contingency plan, a Development Standards Variance, or providing a monetary commitment in lieu of construction. Mr. Littlejohn said there is a multi-use path east of this property, and this is one missing section along the entire stretch of 106th Street that does not have a multi-use path, so it is a priority to get a path in this area. Mr. Littlejohn added that anytime a project comes through for a variance, the thoroughfare requirements would need to be met.

Nick Mishler – City of Carmel Building Permits

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Review comments sent. Ms. Conn said the Department would like the actual parcel numbers of the properties involved with the petition. Mr. Coats said he can get these parcel numbers from the county recorder's office.

9:55 a.m. **Docket No. 18120011 SP: The Estates at Towne Meadow. (submitted in ProjectDox)**

The applicant seeks administrative secondary plat and construction plans approvals for 44 lots on 35.97 acres. The site is located south of 116th St. and west of Towne Rd. (near 11400 Towne Rd.) and is zoned S1/Residential. Filed by Paige Drury of V3 Companies, on behalf of Platinum Properties Management Company, LLC.

Ed Fleming with Platinum Properties and Jim Rinehart with V3 Companies presented the project.

Greg Hoyes – Hamilton County Surveyor's Office

- Review is complete and letter will be sent.

Ryan Hartman – TriCo Regional Sewer Utility

- Comments were sent on January 11. Mr. Fleming said he would like to get together to meet on this project.

Daren Mindham – City of Carmel Urban Forestry

- Comments are available on Project Dox.

Chris Ellison – City of Carmel Fire Department

- Comments have been added to Project Dox. No additional comments.

Dave McCoy – City of Carmel Addressing Coordinator

- Mr. McCoy said he has started to work up addresses for the project.

David Littlejohn – City of Carmel Alternative Transportation

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

Nick Mishler – City of Carmel Building Permits

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Comments on Project Dox. Ms. Conn said she will follow up with the remaining reviewers to make sure their tasks are complete. Mr. Fleming said