



# CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, November 20, 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. **Islamic Life Center Amendment.**

The applicant seeks the following special use amendment approval for a place of worship on 14.78 acres, to mostly shift the west parking to the north side of the building:

**Docket No. 19090001 SUA UDO Section 2.03: Permitted Uses, Special Use required for Church/Temple/Place of Worship**

The site is located at 14120 and 14138 Shelborne Rd. and is zoned S1/Residence. Filed Paul Reis & Kevin Buchheit of Krieg DeVault LLP on behalf of Al Salam Foundation, Inc.

Mr. Buchheit said this change will allow the parking lot to move from one side to the other while maintaining the orientation of the building. Also, the basement floor level has been eliminated.

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

- Mr. Clark said whenever the drainage calculations are complete, he will need to verify the release rates are acceptable.

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

- Mr. Mindham said he will need to see completed landscape plans as soon as they’re available.

**Ryan Hartman – TriCo Regional Sewer Utility**

- Mr. Hartman said there are no objections to the amendment, however TriCo will need construction plans and application when filing for a permit.

**Dave McCoy – City of Carmel Addressing**

- No comments.

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

- No issues with the amendment. All comments were addressed following the previous submittal.

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

- No comments.

**Angie Conn – City of Carmel Planning & Zoning**

- The BZA Department Report will be sent today. The new Project Dox task should be sent today or tomorrow.

9:15 a.m. **Docket No. 19100008 DP/ADLS: Lakeside R & D Building**

The applicant seeks site plan and design approval for a 20,000 sq. ft. R & D building. The site is 1.57 acres in size. It is located at 635 West Carmel Drive. It is zoned PUD (Atapco Z-581-13) and is not within any overlay zone. Filed by Jim Shinaver and Jon Dobosiewicz of Nelson & Frankenberger on behalf of the owner, Atapco Carmel, LLC.

Jon Dobosiewicz with Nelson & Frankenberger presented the project.

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

- Comments were submitted on November 7. No additional comments at this time.

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

- Mr. Mindham said there were two minor comments: one regarding tree preservation and one regarding ornamental trees along Carmel Drive.

**Ryan Hartman – TriCo Regional Sewer Utility**

- Comments were sent on November 14. No additional comments.

**Dave McCoy – City of Carmel Addressing**

- Mr. McCoy said 635 W. Carmel Drive can be used as the address, which is the same as the previous building on the site.

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

- Comments submitted on Project Dox. Mr. Littlejohn said the main comment was regarding a path required along Carmel Drive for the frontage of the project. There was also a comment regarding ADA accessibility in order to provide safe access to the site from the southeast.

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

- No comments. Mr. Dobosiewicz asked if a permit would be required for a generator. Mr. Mishler said the screening would be reviewed by Ms. Keesling but for the generator itself, nothing is required.

**Angie Conn – City of Carmel Planning & Zoning**

- No comments.

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

- Ms. Keesling said she will need additional measurements added to the site plan. Also she said according to the architectural standards, the vertical offset should be 2 feet deep. Also, there are requirements on how long the building can be before a vertical offset is required. There were also questions regarding the architecture and Ms. Keesling said she would like to meet with the petitioners to discuss the options.