



# CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, February 19, 2020  
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. Docket No. 20010004 DP Amend/ADLS Amend: Porkopolis Distillery Expansion**

The applicant seeks site plan and design approval for a 3,400 sq. ft. building addition to the existing restaurant. The overall site is 3.98 acres in size. It is located at 9802 N. Michigan Road and is zoned I-1 within the US 421 Overlay zone. Filed by Eric Gleissner of Civil Site Group, Inc. on behalf of the owner.

Eric Gleissner of Civil Site Group presented the project. Mr. Gleissner said this building used to be a Dairy Queen but was converted to Porkopolis in the recent past. He said this project would remove the drive through and a portion of the parking lot and expand the building towards Michigan Road, with a distillery being added to partner with the Porkopolis.

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

- Comments submitted a couple weeks ago.

**Dave McCoy – City of Carmel Addressing**

- Mr. McCoy asked if the existing address will be used or if there would be a second address for the distillery. Mr. Gleissner said these will be two separate businesses so he believes there will be two separate addresses.

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

- Mr. Mishler said he has not found anything in the permitting files showing the work that was done when the building was converted from a Dairy Queen.

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

- Ms. Keesling said the brick on the drawings appears to be blue in color, so there will be new drawings required which show the correct colors. Also, the large sign on the side will need to be changed, as the Department would not support the sign as it currently appears. Finally, she said Project Dox will be undergoing an upgrade so any changes need to be made by 5:00pm, as the system will be down Thursday through Sunday.

9:10: a.m. **Docket No. 20010011 SP: Troy Estates Secondary Plat.**

The applicant seeks secondary plat and construction plans approvals for 39 lots on 23.3 acres. The site is located at 4100 W. 141st St. It is zoned S2/Residential. Filed by Kyle Eichhorn of HWC Engineering on behalf of Lennar Homes of Indiana, Inc.

Kyle Eichhorn with HWC Engineering and Stuart Huckleberry with Lennar presented the project.

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

- Mr. Clark said this subdivision is going to be county regulated so the typical procedural items will be required. Also, this area contains multiple farming tiles so during construction if they are discovered they will either need to be removed or tied into the drainage system.

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

- Ms. Conn said comments have been made on Project Dox, and the Department will contact the reviewers who have not yet completed their reviews.

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

- Comments are on Project Dox. Most comments were regarding the open space and tree preservation marking.

**Dave McCoy – City of Carmel Addressing**

- Mr. McCoy said the street name “Troy” will need to be replaced, so the petitioner will need to provide one or two replacement names.

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

- No comments.

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

- Ms. Lopez said Angie Conn will be the main reviewer but Ms. Lopez asked if the plat will be changed to reflect the additional lot for a historical home.

9:30 a.m. **Docket No. 20010012 SP: Monon Crossing Townhomes Secondary Plat.**

The applicant seeks secondary plat and construction plans approvals for 60 lots on 6.8 acres. The site is located at 1101 Rohrer Rd. and is currently being rezoned to UR/Urban Residential. Filed by Kyle Eichhorn of HWC Engineering on behalf of Lennar Homes of Indiana, Inc.

Kyle Eichhorn of HWC Engineering presented the project.

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

- Mr. Clark said regarding the Hunter’s Creek drain on the north side, due to the steep grade around the drain, there will be at least a 25-foot wide flat shelf for access to the drain, beginning on the south side at the top of the bank. Mr. Clark also asked if this area was included in the recent drainage study for Cool Creek. Mr. Eichhorn said they were not able to find anything relating to the drain.

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

- Comments were added to Project Dox.

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

- Stamped approved plan is ready to go.

**Dave McCoy – City of Carmel Addressing**

- Mr. McCoy said he would like to see street names on the alleys.

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

- No comments.

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

- No comments.

9:40 a.m. **Docket No. 20010015 DP/ADLS/UV/V: Extra Space Storage**

The applicant seeks site plan and design approval for a new 3 story (40'), 59,650 gross square feet storage facility building, to replace the existing 1 story storage building. The site is 0.91 acres in size. It is located at 155 West Carmel Drive. It is zoned I-1 and is located within the Range Line Road Overlay zone. Filed by Jim Adams of Adams & French Property, LLC.

Jon Dobosiewicz with Nelson & Frankenberger and Buzz Wissiger with Weihe Engineering presented the project. Mr. Dobosiewicz said there is an existing one story building on the site today.

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

- There are no major concerns with the project.

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

- Ms. Conn said she will be helping the applicant through the BZA process. She added the staff is currently discussing bufferyards being attached to the west property line. Mr. Dobosiewicz said there is urgency due to the public notice having to be submitted.

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

- Mr. Mindham said his comments involve the bufferyard on the west side of the property, which is still being discussed internally. He said he will have comments as soon as possible. Mr. Mindham said there is a 30-foot green space area to the west. Mr. Wissiger said there is a concern regarding the turning radius for Fire apparatus so this will need to be considered.

**Dave McCoy – City of Carmel Addressing**

- Mr. McCoy said there have traditionally been two addresses on this site. The address for the building would most likely be 147 W. Carmel Drive, the same as the old storage facility.

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

- No comments.

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

- No comments.

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

- Ms. Keesling said she is looking forward to receiving the new drawings to see how the project has evolved. She said one of the concerns with the design is the overhang on the plans, and how tight it is compared to the drive aisles. She asked if this would be a concern for the Fire vehicles. Ms. Keesling said regarding the building design, it appears the building was split in half with a new section inserted into the middle, but there is nothing to really connect these all together. Also, Ms. Keesling said if there is a gate to the back of the property, it will need to be added to the plans. Regarding the walkway on the front of the building, Mr. Dobosiewicz said they cannot envision a scenario in which a patron would walk along the front of the building to access their unit. He added regarding the sidewalk replacement, there is a 5-foot sidewalk between AAA Way and City Center Drive, so the petitioner will most likely contribute to the Thoroughfare Fund rather than tearing out the sidewalk.