

The Noblesville Plan Commission met in regular session on March 17, 2014 in the Noblesville Council Chambers. Members in attendance were as follows:

Gretchen Hanes, President – Board of Works Member
Bryan Glover, Vice President - Citizen Member
George Beason – Jurisdictional Member
John Beery, City Engineer
Dave Burtner – Jurisdictional Member
David Dragoo– Citizen Member
Pat Reed – Parks Board Member
Twig Smith – Citizen Member
Rick Taylor – Council Representative
Linda Wilcox - Citizen Member

Others in attendance: Director of Planning Christy Langley; Senior Planner Joyceann Yelton; Asst. Planning Director Andy Wert; and City Attorney Mike Howard,

President Hanes calls the meeting to order at 7:00 PM.

The following is a summation of the public hearings conducted at the March meeting as the digital recorder malfunctioned and failed to record the meeting.

DETERMINATION OF A QUORUM

Mrs. Langley took roll call and declared a quorum present with ten members.

APPROVAL OF MINUTES

Motion by Mr. Smith seconded by Mr. Burtner to approve the minutes of the January 21, 2014 meeting as presented.

AYES: Wilcox, Dragoo, Glover, Beason, Burtner, Smith, Taylor, Reed, Hanes.

ABSTAIN: Beery

Motion by Mr. Reed seconded by Mr. Burtner to approve the minutes of the February 18, 2014 meeting as presented.

AYES: Wilcox, Reed, Beason, Burtner, Beery, Glover, Hanes ABSTAIN: Dragoo, Smith, Taylor. Motion carries 7, 0, 3.

REPORT OF COMMITTEES

None

CORRESPONDENCE

None

NEW PUBLIC HEARINGS

#1 14N-15-0002 Special Consideration for the construction of a building to be used as a dry land diving center for property located at 14707 East 141st Street. Submitted by John and Tania Wingfield.

Ms. Yelton states this item was continued from the February meeting when the Notices of Public Hearing were not sent prior to the required deadline. The attorney representing the applicant has now complied with the public notice requirement. As a reminder, the Plan Commission's role is to approve, deny, or modify any amendment or the granting of waivers and conditions or stipulations regarding the applicant's proposal. The Plan Commission's recommendation is then forwarded to the Council for final action.

Ms. Yelton states the applicant is requesting the establishment of an indoor dryland diving training facility and the construction of cabins for overnight stays by the participants, and construction of a pavilion and public restroom and shower facilities on property located at 14707 East 141st Street on approximately 12.8 acres. She states in 2000, approximately 3,000 acres was set aside for the development of the Corporate Campus. This property and the surrounding area were added to be a part of the Corporate Campus Planned Development in 2003. She states in September 2013, the Wingfield's (applicants) purchased this property. She states currently existing on the property is a single-family residence that appears to be occupied and a dilapidated accessory building to located to the east of the residence. She states approximately one-half of the property is located in a floodplain. She states Mud Creek runs along the southern edge of the property. She states in the general vicinity there are single-family residences to the west and north, south is Interstate 69, and east is a farm field. She states the single-family residences are located on five plus acre sites with the area being rural in nature but within the Corporate Limits of Noblesville and the Corporate Campus.

Ms. Yelton states the purpose of the request to allow for the temporary use of the property as a dryland diving training center in a pole barn type structure for a ten-year span until the 2024 Olympics. She states Mr. Wingfield has recently purchased the Indiana Diving Academy and is proposing to move it to Noblesville. She states the applicants are requesting the adoption of the preliminary development plan including gravel parking, the construction of a FBI or Butler type building to be used as the dryland diving facility, and secondary accessory buildings to include a maximum of twenty cabins for overnight stay of the athletics. She notes the cabins will be constructed in phases and each will be used to house a maximum of six athletics with one staff member and be used mostly for sleeping accommodations with the existing residence to be used by the coaches. She states the participants are typically between the ages of 9 – 18 years of age and could accommodate a maximum capacity of 100 athletics. She states the program operates twelve weeks in the summer, one week in the fall and two weeks in each spring and winter months. Ms. Yelton states a separate ADA compliant restroom/shower facility will be constructed to accommodate the total number of campers. She states the following is a typical schedule: June through August with hours of M-Th roughly 9 to 6; Friday 11 to 2; Sunday 4 to 8; with no Saturday sessions. She states all proposed buildings will be located out of the floodplain and have a minimum setback of 75-feet meeting the front setback requirement for the district. She states a long-term vision would be to construct a pavilion to be used for picnics, group activities, and meetings including using the facilities for other training programs such as cheerleading camp and open the cabins to other social groups such as scouts, school retreats, etc. She states as most of the athletics do not drive, parking on-site has been kept to a minimum.

Ms. Yelton states the parcel has an overlay land use category of Industrial/Office which permits such land uses as government offices, general offices, library, laundry and dry

cleaning with on-site plant, assembly of goods, distribution facilities, food production, laboratories, manufacturing, packaging of finished goods, research activities, indoor wholesale trade, and public or commercial garages. She states the View Corridor overlay includes the architectural standards of three or more vertical planes on the building; entrance must be prominently featured; buildings materials include brick, clay, natural stone, simulated cut stone, finished textured concrete, tile, glass; inappropriate building materials include wood, plywood, unfinished concrete, concrete mason units, EIFS wall systems, steel or aluminum curtain wall systems, plastics, and reflective glass. There are also landscaping, parking, driveway width requirements, and signage. She notes the applicant is not meeting the building materials requirements, or use requirements for these districts. She states as no plans have been submitted for signage or lighting; Staff has no comments.

Ms. Yelton states the recently adopted Comprehensive Master Plan indicates the area as Industrial/Office flex within the Corporate Campus. She notes the Industrial/Office Flex category stresses employment centers which would include office, research and development activities, small scale warehousing, and industrial uses within enclosed buildings. High intensity users with multi-story office buildings on large parcels of ground are also given in this category. The operation of a dryland training facility does not fit within the category.

Ms. Yelton states public utilities are limited on the site. She notes adjacent on/to this site is the Hamilton Southeastern Utilities sanitary sewer trunk line. She states, if for some reason they were denied access to the sanitary sewer line, then a septic system appears to be the only alternative thus having to meet the Hamilton County Board of Health standards. As for water and gas in the immediate area, it is unknown to Staff. She states this application was not reviewed by the Technical Advisory Committee as the plans were not construction drawings. She did note if this item is adopted by the Council, then full civil drawings would have to be submitted for review by the Technical Advisory Committee prior to any construction or earth moving on the site. Ms. Yelton states 141st Street is a narrow paved road that is in need of repair with Prairie Baptist Road being the better of the two streets. She notes that 141st Street is considered a Collector Street and Prairie Baptist Road is considered a Secondary Arterial. She states Collector streets provide for intra-area and intra-county travel for land circulation and land access. An arterial serves to link other cities, towns, and traffic generators and provides for inter-county service in rural areas or interconnects major arterials.

Ms. Yelton states Staff is concerned with a number of items including: the expansion of the use of the dryland facility to house other recreational type activities, the cabins being used by scout groups or the like, and the fact that there are no kitchen facilities on the site so it appears that food is being catered to the site or they are eating off-site. She states Staff questions what accommodations are made for those individuals that wish to watch the training of their children, the use of the pavilion by outside groups for picnics or meeting areas, and the fact the dilapidated accessory building is remaining. She states with other activities possibly coming to the area it may increase traffic.

Ms. Yelton states Staff notes the area is in a rural part of the City and would not be high on the list for development by others as infrastructure to the site is very limited and it would

be cost prohibitive at this time. She notes there are other areas in the Corporate Campus that would develop first due to the fact there are utilities and infrastructure to those sites.

Mr. Bruce Bittner, attorney representing the Wingfields' states John Wingfield has a long history as a diving coach. He states he is a nationally known Olympic diving coach, who has been named the 'United States Diving Coach of the Year' on several occasions and has recently acquired the Indiana Diving Academy from retiring Bloomington coach, Jeff Huber. He states Mr. Wingfield is moving his operations to Noblesville. He states they use Forest Park Pool as part of their training camp. He states the camp at this site could house up to 100 athletics per week and they are bused to and from the site. He states the initial drop-off and pick-up would be at Forest Park. He states there is no need for kitchen facilities on site as they eat meals off-site. He states Mr. Wingfield would provide protein bars, fruit, and drinks during the day. He states the 12.81-acre site is very difficult to develop as half of the site is within the floodplain of Mud Creek. He states with the approval of the dryland diving center, the applicant understands that any downsizing could be administratively approved by Staff without a public hearing. Mr. Bittner states the subject site is located one mile east of Olio Road and while in the Corporate Campus, appears that this site would not be ripe for development for years to come. He states the site has three existing gravel drives, a heavily wooded area along the west property line, with parking to be provided mostly for Staff use and it would be gravel. He states the dryland facility will be located approximately 40 feet south of the existing residence. He states John Wingfield is 50 years old and would most likely retire from coaching after the 2024 Olympics and then this site would cease to be used as a dryland diving center. He states the proposed development will be of relatively temporary nature that should not impact the long-term corporate campus development of this site. Mr. Bittner states divers do a significant part of their training in a dryland facility. He states the proposed building would be a typical FBI or Butler-type construction, the overall height of the building would be 25+ feet to allow for clear space for the maneuvers and training required. He states there will be four garage doors. He states many of the same apparatuses used for training in the dryland center are the same used for gymnastics. He states athletes learn to master a dive through repetitive movements prior to moving to an actual pool. He states initially the facility would be used only for dive training but the long-term vision would include venues to host multiple sports training programs. Mr. Bittner states they propose to construct 20 log cabins on site to house the training athletics. He states each cabin would accommodate a maximum of six athletes with one staff member present with four bunk beds, a small table with chairs and would be single-gender only cabins. He states a separate building would accommodate campers for restroom and shower facilities. He states the only lights in the area would include along the path, to and from the cabins to the restroom facilities. He states the burned-out barn existing on-site will be removed. He states a pavilion is also indicated on the preliminary plan that would be an open structure used for picnic activities and group activities. He states the dryland building could be removed from the site after its initial use and establish at another location.

President Hanes opens the public hearing.

Mr. Steve Carley, 14308 Crystal Creek Drive, states he is concerned with the narrow roadway of 141st Street, a chip and seal road; and the 90-degree turn onto Prairie Baptist Road. He states there is a drop-off at that location that semis can barely maneuver and many times do not. He states the Corporate Campus is wonderful; however, cabins and a

pole barn were not what the neighbors were promised. He also notes that approximately two years ago, a portion of the floodplain was filled until he made a complaint and DNR stopped the action.

Seeing no other individuals come forward, President Hanes closes the public hearing.

Mr. Taylor states he is concerned with the road conditions, the traffic, the fact that there are no kitchen facilities, the transportation provided, and that ten years does not seem short-term.

Mr. Bittner states the applicant is building something that can easily be removed. He states the ten-year period, could be granted with the condition that we return to the Council after a few years to review our situation. He states there are no spectators that come to the site as it is not very exciting to watch. He states the athletics are bused to and from the dryland center to the pool and to dining facilities. He states most of the athletics are out-of-state and many of national notoriety.

Mr. John Wingfield, applicant, states as the cabins would not be heated, the athletics during the winter months would be stationed at a hotel in the area. He states very little traffic comes to the site as the athletics are bused to and from the site. He states across the street from this location Mrs. McAllister drives a school bus and has no problems maneuvering 141st Street and Prairie Baptist Road.

Mr. Smith states ten years initially seems too long. He states if you are only building a portion of the cabins then it appears the maximum number of athletes would be 60 per week during the twelve weeks of activity.

President Hanes states she agrees that the neighbors were promised more than a pole barn and she does not agree with there being no landscaping and the gravel drive and parking areas.

Motion by President Hanes seconded by Mr. Smith to send an unfavorable recommendation for adoption of the preliminary development plan and waivers, conditions and/or stipulations to the Council with the following reasons: (1) the use is not appropriate for the Corporate Campus district and (2) gravel parking is not acceptable.

AYES: Smith, Reed, Burtner, Beason, Beery, Taylor, Wilcox, Glover, Hanes

NAYS: Dragoo Motion carries 9, 1, 0.

#2 14N-14-0017 Change of Zoning from I1 Industrial to PB Planned Business for approximately 41 acres located north of 141st Street and west of State Road No. 37. Submitted by Prime Development of Indiana, LLC and Ivy Knoll, LLC.

#3 14N-15-0018 Change of Zoning from PB Planned Business to PB/PD Planned Business Planned Development and the adoption of a preliminary development plan, ordinance regulating the overall development, waivers and conditions for approximately 41 acres located north of 141st Street and west of State Road No. 37. Submitted by Prime Development of Indiana, LLC and Ivy Knoll, LLC.

Andy Wert introduces Mark Harrison, President with Ed Martin group; Andi Metzel, Attorney and Brian Cross, Engineer for the project. He states this property is located on 40.67 acres on the north side of East 141st Street and the west side of State Road 37 in Delaware Township; within the Noblesville's zoning jurisdiction, but not yet annexed into the corporate limits. He states that the zoning of this property was established as a part of the joinder agreement established in 1960. He states the property is zoned 1-1 Light Industrial. He states the land abuts the old Nickel Plate Railroad on its west side and is used primarily for agricultural fields. He states the area is surrounded by I1 to the north, IDI Fabrication, Metro Plastics, and Harvey Construction; PB/PD to the east being Prairie Lakes Commercial Center; and PUD-C to the south including Fishers Trade Center (Town of Fishers) and R5 to the west including Harrison Parkway Elementary School and Weaver Creek subdivision in the Town of Fishers. He states this property wraps around the ~~'Old Stad Sand at the north west core of the intersection~~

Mr. Wert stated Ed Martin is proposing a commercial planned development featuring a new Toyota dealership. He states there will be the extension of Herriman Boulevard to 141st Street. He states a portion of the site could be used as a park-and-ride mass transit operation. He states they are proposing to rezone the area as PB/PD Planned Business Planned Development that would permit most of the uses that are permitted in the UDO for both the I1 and PB zoning districts. He states the overall development will be known as "Ed Martin Pointe". He further states that Blocks "C and D" on the proposed preliminary development plan would permit some type of multi-family residential use and/or a bus or rail passenger terminal. He states this is in collaboration with the Metropolitan Planning Organization (MPO) which is the agency charged with examining mass transit as a transportation alternative. He states the dealership would be located on Block "A". He states the project is consistent with the City's newly adopted Comprehensive Plan with the southwest portion shown as "Mixed Residential" and the northwest portion "Institutional".

Mr. Wert states there are waivers being requested and that a specific sign package has not been submitted. He states the Technical Advisory Committee has reviewed the initial proposal and a traffic study was requested and is underway. He states the Town of Fishers has classified 141st Street as a secondary arterial that requires a 50-FT half right-of-way dedication with an eight-foot multi-use path being recommended. He states many of the issues related to this project hinge on the traffic and drainage studies. He states sanitary sewer is provided by Hamilton Southeastern Utilities. He states annexation of the property will loosely coincide with the development. Mr. Wert states staff is comfortable with the setback and landscape standards as the site is surrounded by commercial uses on three sides and the railroad right-of-way on the fourth side.

Ms. Andi Metzel, Attorney with Benesch, One American Square, Indianapolis, states she represents Ed Martin which is Prime Development LLC. She states there will be approximately 100 employees at this location including a 50,000 square foot building to house a Toyota dealership including sales and repair. She states she has not had any contact with the neighbors about this development. She states the remainder of the

property is targeted for a public transit stop including a bus/rail terminal and possibly multi-family. She states the immediate plans include only the dealership. She states they intend to submit a voluntary annexation.

Mrs. Langley states the buildings along the east side of this development have two front yards (State Road No. 37 and Herriman Boulevard); therefore will have two primary facades. Block C's primary façade will be along Herriman Boulevard unless a small user fronts along East 141st Street then that would be a primary façade and Block D's primary façade would most likely face the east. She also states that the extension of Herriman Boulevard is a part of the developer's agreement which to date has not been accepted by the Council. She states both of these items should be addressed in the ordinance and stipulations with the motion.

Mr. Beery, City Engineer, states he will be reviewing the traffic report with the Engineer for the Town of Fishers. He states the zoning could be approved knowing that there are still infrastructure details to be addressed.

President Hanes opens the public hearing.

Lisa Then, 14435 Lansing Place, Fishers states she lives in Weaver Creek the subdivision adjacent and to the west. She states she does not love the idea of multi-family in her rear yard for the following reasons: (1) concerned about the overall height of the structures and how she does not want others in the apartments looking down on her property; (2) the loss of privacy; (3) if the apartment units are subsidized or market rate; (4) drainage, and (5) the increased traffic. She states the only positive may be the pedestrian trail.

Mr. Beery states if in the future multi-family was proposed for the site, it would cause that application to be heard before the Plan Commission at a public hearing. He states you would receive notice of that action. He states as for drainage and the pedestrian trail there are inter-governmental agencies involved and it must be carefully coordinated.

Mr. Howard, City Attorney, states the current Council only wants one to two bedroom units in multi-family dwellings and they are requiring those to be market rate rents.

Mr. Wert states he made copies of an email from Owen and Ashlie Young, 9113 Merrill Court, Fishers, Indiana for the Plan Commission.

Seeing no other individuals come forward, the Public Hearing was closed.

Motion made by Mr. Dragoo and seconded by Mr. Taylor to forward to the Council favorable recommendation for the adoption of the change of zoning from I1 Light Industrial to PB Planned Business for Application No. 14N-14-0017.

AYE: Dragoo, Reed, Beason, Beery, Burtner, Glover, Wilcox, Taylor, Smith, Hanes. Motion carries 10, 0, 0.

Motion by Mr. Dragoo and seconded by Mr. Taylor to forward to the Council a favorable recommendation for the adoption of a change of zoning to PB/PD Planned Business Planned Development, adoption of the preliminary development plan **subject to the acceptance of the Developer's agreement by the Council for** Application No. 14N-15-0018.

AYE: Dragoo, Reed, Beason, Beery, Burtner, Glover, Wilcox, Taylor, Smith, Hanes.
Motion carries 10, 0, 0.

MISCELLANEOUS

There being no Miscellaneous Business, a motion was made for adjournment. Meeting adjourned 8:18 PM.

Gretchen A. Hanes, President

Christy Langley, Secretary