

church church hittle + antrim  
ATTORNEYS AT LAW

**Bastian Solutions**  
**Neighbor Meeting Summary**

To: Joyceann Yelton, Development Services Manager  
Department of Planning

From: Andrew Wert  
Church Church Hittle + Antrim  
2 North 9<sup>th</sup> Street, Noblesville, IN 46060

Re: Bastian Solutions (LEGP-0005-2023)  
Summary of Neighbor Meeting

Bastian Solutions hosted a neighbor meeting on Wednesday, February 22, 2023. Invitations were sent to property owners listed on the Adjoiner List for public hearing as well as Noblesville Planning staff. Below is a summary of the meeting.

The neighbor meeting was hosted virtually and began at 6:30 p.m. A total of 33 participants logged in.

Petitioner representatives included Elise Moote and Travis Hudak of Bastian Solutions, and Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Joyceann Yelton of the Noblesville planning staff.

A summary of the meeting follows.

Skelton provided an overview of the Bastian Solutions proposal. A vicinity map of the property was displayed. He stated that Bastian plans to build over 500,000 square feet of building space on the property. This will be the site of a new corporate headquarters for the company and will consolidate operations currently conducted in Carmel, Westfield and Indianapolis. In addition to the headquarters, facilities will include research and development, an innovation center, and assembly accommodations. The assembly activities will consist of the assembly and production of conveyor systems and robotics equipment used to outfit distribution and manufacturing operations.

Skelton discussed the current zoning of the property, which is CCPD Corporate Campus Planned Development. An inset of the Corporate Campus Zoning Map was displayed identifying the subject property. Within the zoning district are different subdistricts. In this case, the property includes two subdistricts, Office/Flex to the north and Industrial/Office to the south. Industrial/Office permits some additional uses that are a little more industrial in nature. The petition before the Noblesville Plan Commission proposes to conform the designation of the north portion of the site with the designation of the south portion of the site. This will allow for a more

cohesive design in laying out facilities on the site. A preliminary concept plan was created several months ago to assist with initial space planning. The preliminary concept plan was displayed. It was stated that this plan is not the final design for the property and it will change. Groundbreaking will not occur for another 24 to 36 months.

Skelton concludes the overview by stating that residents who received an invitation in the mail for the Neighbor Meeting, will also receive a notice for the public hearing before the Plan Commission on March 20, 2023.

Meeting participants were provided the opportunity to ask questions.

Paul Schmidt asked if the entrance on 141<sup>st</sup> Street is necessary.

Skelton replied that it is difficult to assess on site traffic circulation needs because the final plans have not been completed. The site is 162 acres in size and a cut on 141<sup>st</sup> Street may be necessary for public safety and circulation purposes.

Mr. Schmidt asks what guarantees do nearby residents have that their property values will not be negatively affected by this project.

Skelton replies that the property along 141<sup>st</sup> Street has been zoned for industrial use for over 20 years. No changes to that are proposed. This zoning district has very stringent design standards relating to architecture and landscaping as well as buffering standards near residential uses.

Joe Evans is concerned that the petition is a Noblesville approval, but the residents most affected by the decision are Fishers residents.

Skelton replies that the same buffer standards apply along the perimeter of Noblesville's corporate limits as they do inside the corporate limits.

Stacy Haskins suggests relocating the large buildings shown on the southern part in the concept plan to the west portion of the property and invest in landscaping on the southern end instead.

Kevin Haskins asks what chemicals will be used on site.

Hudak replies that chemicals used in their operation are very minimal. Some powder-coating of metals will be utilized.

Tina (last name unknown) asks if the petitioners have talked to Noblesville about its plans to extend 141<sup>st</sup> Street eastward to the Corporate Campus.

Skelton replies that he is aware of such plans, but there have not been recent discussions with the City about the extension.

Haskins asks about the hours of operation.

Skelton replies that currently Bastian facilities operate one shift. It is possible that hours of operation could expand in the future.

Haskins asks if the Fishers City Council has been made aware of this proposal.

Skelton replies that no approvals are required from Fishers.

Schmidt asks how chemicals would be disposed of and would like to know how the detention ponds shown on the concept plan will be utilized.

Skelton replies that disposal of chemicals used on this site will be consistent with all applicable regulations. The detention ponds planned on the site will be for stormwater runoff, not waste disposal. The City of Noblesville and Hamilton County have very exacting standards for stormwater quality control.

Haskins asks if the owners would consider eliminating the drive cut on 141<sup>st</sup> Street.

Skelton replies that Bastian will keep this request in mind as it completes its site plans.

Carter Jackson states that neighbors should consider this proposal to be very fortunate as it will be the corporate headquarters for a multi-national corporation. Aesthetics of the developed site will be far superior to possible alternative developments that would occur.

There being no further questions or comments from attendees, the meeting concluded at approximately 7:30 p.m.