

**From:** [Joyceann Yelton](mailto:Joyceann.Yelton)  
**To:** [stacy.haskins@gmail.com](mailto:stacy.haskins@gmail.com)  
**Subject:** FW: Development of Bastian Solutions  
**Date:** Thursday, February 23, 2023 9:39:00 AM  
**Attachments:** [image.png](#)  
[image.png](#)

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Good Morning

I will be preparing the legal notices for the newspaper as well as the notices to be sent to the surrounding property owners and those should be to the law office of CCHA no later than Friday, February 24, 2023. The notices to the surrounding property owners must be postmarked at the Post Office no later than March 3, 2023 or those notices can be sent prior to that date. The Plan Commission meeting and the public hearing portion of that item is scheduled for Monday, March 20, 2023 at 6:00 PM in the City Council Chambers, 2<sup>nd</sup> Floor of City Hall located at 16. S. 10<sup>th</sup> Street.

Thank you for your comments, should you have any additional questions, do not hesitate to contact me.

**JOYCEANN YELTON**

Development Services Manager  
Planning and Development Department

**CITY OF NOBLESVILLE**

P: 317.776.6325

16 S. 10<sup>th</sup> Street • Noblesville, IN • 46060

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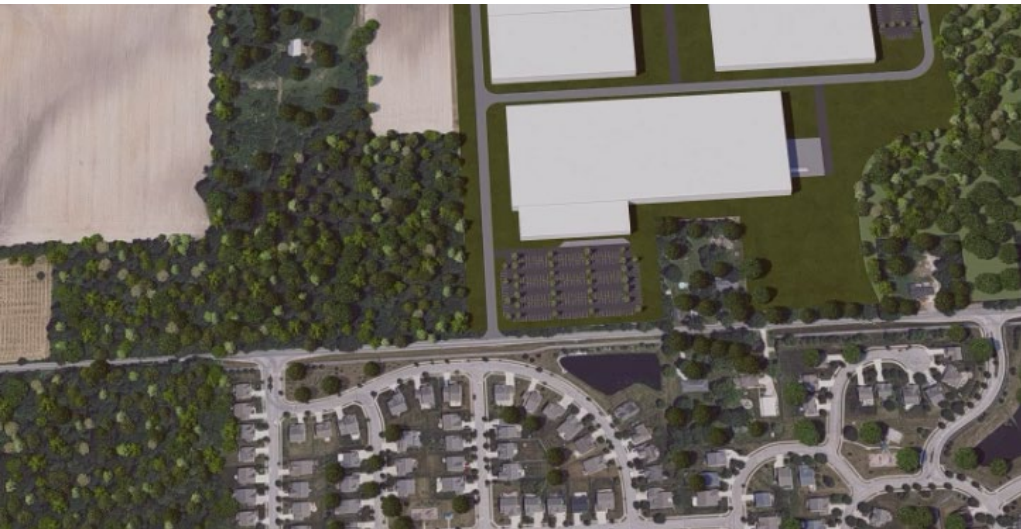
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**From:** Stacy Haskins <[stacy.j.haskins@gmail.com](mailto:stacy.j.haskins@gmail.com)>  
**Sent:** Friday, February 17, 2023 9:37 PM  
**To:** PlanDept <[plandept@noblesville.in.us](mailto:plandept@noblesville.in.us)>  
**Subject:** Development of Bastian Solutions

You don't often get email from [stacy.j.haskins@gmail.com](mailto:stacy.j.haskins@gmail.com). [Learn why this is important](#)

Good evening. My neighbors and I along 141st would like to be notified when the public hearing for the development of the Bastian Solutions Corporate Campus will be held.

We have concerns regarding the plans to develop the business's south parking lot without a significant tree-lined barrier blocking sound and light from the business's operations from the neighborhoods along 141st. In addition, their entrance planned on 141st is not advised. 141st already has its hazards. The woods on the south side of 141st west of the Sedona Woods neighborhood entrance make visibility difficult to exit. In the winter, exiting is even more dangerous due to back ice that often occurs between the wooded passage after the turn. Cars (and likely trucks) coming from the east of this entrance would be hard to see due to the woods adjacent to Bastian Solution's planned entrance adding to this hazardous exit.



It seems with slight modification, they could develop a more neighborly and safer solution by removing their 4th entrance on 141st, adding the parking to the east and/or west of the south building, and restoring/adding to the woodline between them and 141st.



Sincerely,  
Stacy Haskins  
(317) 775-2447

**From:** [Caleb Gutshall](#)  
**To:** [Joyceann Yelton](#)  
**Subject:** FW: Bastian Solutions Proposed plan  
**Date:** Friday, February 24, 2023 2:08:50 PM

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## CALEB GUTSHALL

Director

Planning and Development Department

## CITY OF NOBLESVILLE

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**From:** Amber <[amber.wray@gmail.com](mailto:amber.wray@gmail.com)>  
**Sent:** Friday, February 24, 2023 12:23 PM  
**To:** Caleb Gutshall <[cgutshall@noblesville.in.us](mailto:cgutshall@noblesville.in.us)>  
**Subject:** Bastian Solutions Proposed plan

You don't often get email from [amber.wray@gmail.com](mailto:amber.wray@gmail.com). [Learn why this is important](#)

Hello Director Gutshall,

Thank you for your time and consideration into my concerns about the plans for Bastian Solutions campus at 146<sup>th</sup> St & Promise Rd.

This large campus will be on the southern edge of Noblesville City Limits, which abuts directly up to the City of Fishers. Currently, the parcels are zoned for Office/Flex and the proposed application changes it to Industrial/Flex.

I realize that this is a great economic win for the City of Noblesville, however, this will also directly affect the residents of the City of Fishers that currently reside in Sedona Woods, Canyon Ridge, and Westminster. This is a combined total of over 850 residential parcels.

In looking at your Comprehensive Plan, this area was selected as Industrial in 1990, 2006, and 2020, during each of the plans updates. However, each of these subdivisions was built in 2007, with 146<sup>th</sup> Street not even being built until 2008. When a majority of us selected our homes, they all abutted large paths of agricultural land use. We had no idea that we'd eventually be neighbors with anything Industrial.

I'm not naïve enough to believe I, or any resident in these subdivisions, can get you to change the classified land use from its current planned Industrial use. However, I would like to highly discourage the current proposed alternate entrance for Bastian Solutions that is planned off of 141<sup>st</sup> Street. This street is not big enough for commercial traffic, and having the larger portions of the commercial traffic use this entrance, negates the purpose of the 146<sup>th</sup> Street Corridor Sub district created for the growth of this area. The entire purpose of this sub district is to "address development sites that are highly visible from key regional arterials (I-69 and

SR 37), but not directly accessible from them” as stated in the Noblesville Zoning Ordinance.

I'm sure anyone travelling in this area can tell you there is a large difference in traffic ease to I-69/SR 37 from 146<sup>th</sup> St versus from 141<sup>st</sup> St. There's massive differences in building specifications for each plan. For example, in 2008 when 146<sup>th</sup> Street was built, it had an approximate 80 foot right of way (this is consistent with building standard of a "Major Collector" according to your road classifications) whereas 141<sup>st</sup> St was approximately 54' of right of way (this is consistent with a "Local Roadway" according to your road classifications). Additionally, 146<sup>th</sup> Street was built as a 4 lane roadway with a center turn lane, compared to 141<sup>st</sup> Street, which is 2 lanes. I'm not a truck driver by any means, but I would assume maneuvering a large truck, whether it's a box truck or tractor trailer, is easier on a roadway that is 4 lanes a center turn lane compared to a 2 lane arterial street.

Quite simply, in keeping with goals and standards sent in your own zoning ordinance, Bastian Solutions should keep all entrances to 146<sup>th</sup> street for ease of access to regional arterials such as I-69/SR 37. Just taking into account SR 37 access, there's massive traffic infrastructure that was just built for entrance/exit onto SR 37 and 146<sup>th</sup> Street, however, the plans for entrances/exits from 141<sup>st</sup> are a much smaller scale. Please do not approve Bastian Solutions to have any entrances/exits onto 141<sup>st</sup> street. The fact that both roads are classified at the same level in your Thoroughfare plan is astonishing when they are nowhere near the same level in infrastructure.

Thanks for your consideration,

Amber Hawkins

**From:** [Joyceann Yelton](#)  
**To:** [Lindsay Ficchi](#)  
**Cc:** [neumannc@fishers.in.us](mailto:neumannc@fishers.in.us); [Megan Wiles](#)  
**Subject:** RE: March 20th Hearing Date - Request for extension  
**Date:** Thursday, March 9, 2023 4:39:54 PM  
**Attachments:** [image005.png](#)

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**From:** Joyceann Yelton  
**Sent:** Thursday, March 9, 2023 4:26 PM  
**To:** Lindsay Ficchi <ficchi@gmail.com>  
**Cc:** neumannc@fishers.in.us; Megan Wiles <mwiles@noblesville.in.us>  
**Subject:** RE: March 20th Hearing Date - Request for extension

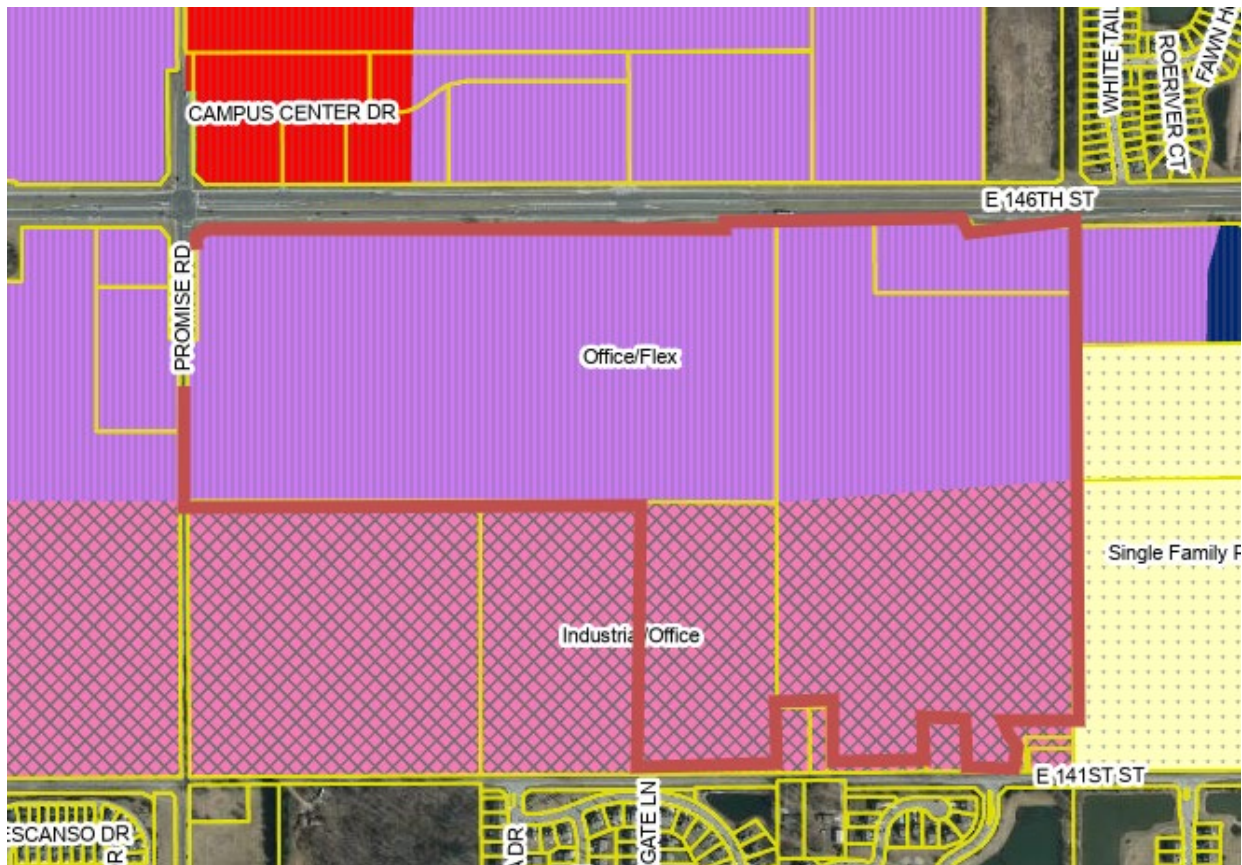
Lindsay,

The Application No. 0005-2023 is the item I would assume you are most interested in discussing. The other item is along Campus Parkway and is dealing with a sign. Application No. 0005-2023 item has been advertised for the public hearing and notices to the surrounding property owners have been sent. Unfortunately, at this time, Staff has no authority to continue the item based on its advertisement. Someone from the neighborhood could attend the meeting and ask that the item be continued but that decision would remain solely with the Plan Commission. The actual request is a change of land use category under the Corporate Campus Planned Development District from "Office/Flex" to "Industrial/Office".

As for the Change of Land Use District request that is a part of the overall 'Corporate Campus Planned Development District, please reference the graphic below. The area outlined in "red" is the entire acreage that will be utilized by Bastian Solutions. Their overall project is a multi-year completion. Bastian Solutions is looking to initially relocate their headquarters to this property with the consolidation of their other facilities to this location from surrounding communities over a multi-phased project timeline. The area being on the southern half of this total acreage (pink area) with the land use category of "Industrial/Office" is not a part of the modification request regarding the land use category and will remain as it is today. It is the land use area noted as "Office/Flex" (purple area adjacent to E. 146<sup>th</sup> Street) that the actual change of land use is being requested. Because this is a land use category request, there will be no development (site) plans submitted for review by the Plan Commission. Other than the initial conceptual plan that was shared through newspapers and social media posts, that is again a conceptual plan that is not being considered at this public hearing on March 20, 2023.



Developers typically provide a conceptual drawing when they are seeking tax credits or other means of financing through a municipality. Conceptual is the key word being thoughts put on paper without the benefit of any engineering studies and/or appealing to the zoning and subdivision requirements.



The Corporate Campus Planned Development District has been in place since 2000. As for the difference in land use categories, there are uses permitted in one district that may require a public hearing in another district or both land use categories allow many of the same uses.

Hoping that I have answered your immediate questions regarding this proposed public hearing. Should you have additional question, please do not hesitate to contact me.

**JOYCEANN YELTON**

Development Services Manager  
Planning and Development Department

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**From:** Lindsay Ficchi <[ficchi@gmail.com](mailto:ficchi@gmail.com)>

**Sent:** Thursday, March 9, 2023 10:30 AM

**To:** Joyceann Yelton <[jjelton@noblesville.in.us](mailto:jjelton@noblesville.in.us)>

**Cc:** [neumannc@fishers.in.us](mailto:neumannc@fishers.in.us); Megan Wiles <[mwiles@noblesville.in.us](mailto:mwiles@noblesville.in.us)>

**Subject:** March 20th Hearing Date - Request for extension

Some people who received this message don't often get email from [ficchi@gmail.com](mailto:ficchi@gmail.com). [Learn why this is important](#)

Good afternoon Joyceanne,

I hope this email finds you well. I'm reaching out re: Application #0222-2022 and #0005-2023 (see attached); request to rezone from Corporate flex to Industrial flex. As a homeowner and constituent of Fishers, I am being impacted by this potential rezoning. I'd like to request an extension for this hearing so myself and my neighbors (Fishers & Noblesville residence) have adequate time needed to review the request and have the ability to come prepared for this hearing. We are considering representation and will need time to bring everyone up to speed to have a fair hearing. Would you be open to this extension? It would be greatly appreciated.

Respectfully,

Lindsay Ficchi (Baroody)  
(520) 628-0459

**From:** [Andrew Murray](#)  
**To:** [Joyceann Yelton](#)  
**Cc:** [Caleb Gutshall](#)  
**Subject:** FW: Bastian development meeting 3/20  
**Date:** Thursday, March 9, 2023 2:31:14 PM

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For your staff report!

**ANDREW MURRAY**

Director

Economic Development

**CITY OF NOBLESVILLE**

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**From:** Andrew Murray  
**Sent:** Friday, March 3, 2023 2:51 PM  
**To:** [cathy.herridge@comcast.net](mailto:cathy.herridge@comcast.net)  
**Subject:** RE: Bastian development meeting 3/20

There will be a public hearing where members of the public can provide comment. Thanks!

**ANDREW MURRAY**

Director

Economic Development

**CITY OF NOBLESVILLE**

P: 317.776.6345 M: 317.379.9080

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**From:** [cathy.herridge@comcast.net](mailto:cathy.herridge@comcast.net) <[cathy.herridge@comcast.net](mailto:cathy.herridge@comcast.net)>  
**Sent:** Friday, March 3, 2023 11:51 AM  
**To:** Andrew Murray <[amurray@noblesville.in.us](mailto:amurray@noblesville.in.us)>  
**Subject:** RE: Bastian development meeting 3/20

Mr. Murray,

Thank-you for the response. Will there be public comment?

Cathy Herridge

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**From:** Andrew Murray <[amurray@noblesville.in.us](mailto:amurray@noblesville.in.us)>  
**Sent:** Friday, March 3, 2023 8:34 AM  
**To:** Cathy Herridge <[cathy.herridge@comcast.net](mailto:cathy.herridge@comcast.net)>  
**Subject:** RE: Bastian development meeting 3/20



Hi Cathy-the hearing is at 6PM at Noblesville City Hall in the Council Chambers. Let me know how else I can help. I got a bounce back that my email was delivered to the email ending in "comcast.com". Please confirm receipt.

Andrew

**ANDREW MURRAY**

Director

Economic Development

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**From:** Cathy Herridge <[cathy.herridge@comcast.net](mailto:cathy.herridge@comcast.net)>

**Sent:** Thursday, March 2, 2023 7:34 PM

**To:** Andrew Murray <[amurray@noblesville.in.us](mailto:amurray@noblesville.in.us)>

**Cc:** Cathy Herridge <[Cathy.herridge@comcast.com](mailto:Cathy.herridge@comcast.com)>

**Subject:** Bastian development meeting 3/20

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Mr. Murray,

I am a Fishers resident living in Anderson Hall neighborhood. I understand there is a public hearing 3/20, on the proposed Bastian business to be developed at 146<sup>th</sup> & Promise Rd, just north of our neighborhood.

What time is the meeting and where is the location please?

Thank-you,

Cathy Herridge