

The Noblesville Plan Commission met in regular session on Monday, April 17, 2023, at 6:01 PM in the City Council Chambers. Members in attendance were as follows:

N. Scott Smith, Vice President – Citizen Member
Mark Boice – Council Representative
Dave Burtner – Jurisdictional Member
Christine Albregts-Cook – Jurisdictional Member
Steve Cooke – Citizen Member
Gretchen Hanes, Board of Public Works Representative
Jim Hellmann – Assistant City Engineer
Anita Rogers – Citizen Member
Angie Sutton – Park's Board Representative

Member Absent: Malinda Wilcox, President – Citizen Member
Dr. Joe Forgey – Citizen Member

Others in attendance: Planning Director/Secretary, Caleb Gutshall; Development Services Manager, Joyceann Yelton; and Plan Commission Attorney, Jonathan Hughes

Vice President Smith calls the meeting to order at 6:01 PM.

OPENING CEREMONIES

Vice President Smith leads the Plan Commission in the Pledge of Allegiance.

DETERMINATION OF A QUORUM

Mr. Gutshall, Secretary commences with the roll call and declares a quorum with nine (9) members present.

MINUTES

Motion by Mr. Burtner seconded by Mr. Boice to approve the March 20, 2023, minutes as presented.

AYES: Burtner, Boice, Albregts-Cook, Hanes, Sutton, Hellmann, Cooke, Rogers, Smith NAYS: Zero
ABSTAIN: Zero Motion carries 9, 0, 0

RULES OF CONDUCT/MEETING PROCEEDURES

As there were no participants in the audience, the rules of conduct/meeting procedures were not stated.

NEW PUBLIC HEARINGS

#2 Application No. 0021-2023 Amendment to the "Hamilton County Fairgrounds Planned Development regarding a waiver from the front yard setback for approximately 40 acres located at 2003 Pleasant Street (Noblesville City). Submitted by the Board of Commissioners of Hamilton County (Owners) and Banning Engineering (Applicants - Ryan Lindley)
Staff Reviewer - Joyceann Yelton

Vice President Smith notes that Staff is requesting as continuance for Application No. 0021-2023 until the May 15, 2023 Plan Commission meeting.

Motion was made for a continuance until the May 15, 2023 meeting. The vote was by a show of hands: AYES: Boice, Burtner, Sutton, Albrechts-Cook, Cooke, Rogers, Hanes, Hellmann, Smith NAYS: Zero ABSTAIN: Zero Motion carries 9, 0, 0

#1 Application No. 0020-2023 Program of Signs for "Washington Business Park" located north of E. 150th Street, east and west sides of North Pointe Boulevard and south and west of Cumberland Road (Noblesville City). Submitted by Patch Washington Business Park LLC (Owners/Applicants - Alex Chittenden)
Staff Reviewer - Joyceann Yelton

Ms. Yelton states the property is located south and west of Cumberland Road and is the site of an industrial/flex business park. She states some of the buildings are single tenant while others are multi-tenant buildings. She notes that some buildings have been occupied and others are under construction. She states the developer of the business park has put together a "Program of Signs" for this project. She states some of the requirements include: face-lit or reverse channel letters, maximum distance from the wall is 12-inches, for those businesses that face two streets they would be permitted a wall sign on each street, tenants permitted 1 SF of signage per linear foot of building frontage with a maximum of 180-SF, there are specific requirements for wall signs based on the amount of building space a tenant occupies; canopy graphics include maximum of 12-SF of vinyl restricted to tenant logos/names and located at the main entrance being white vinyl; window graphics are 3-SF maximum per main entrance doors and contain name/logo, business hours, and guide pedestrian traffic; dock numbers are maximum of 12-IN tall; ground signs maximum height 6-FT and maximum 48-SF; backgrounds of signs not illuminated but letters and logos can be internally lit or the sign may be up-lit through ground lighting; main directional signs maximum height 6-FT and maximum 30-SF non illuminated with black vinyl copy; and secondary directional signs are one sign per each 24,000-SF of building square footage with a maximum of four tenant names having a maximum height of 4.5-FT and 13-SF maximum with white reflective or standard vinyl lettering and non-illuminated. She states the colors for the overall sign package matches the building of the grays, blues, and whites. She states the trim caps for the channel lettering is to be white, black, or silver. Ms. Yelton further explains the requirements through drawings on the doc-cam. She notes that Staff has collaborated with the developers of Washington Business Park (Patch Development) and ISF Signs. She states this is our third or fourth iteration. She notes that Staff is supportive of their proposed sign package. She states if adopted only the signage approved as a part of the Program of Signs will be permitted and for any ground signs those would have to be in the general areas.

Mr. Alex Chittenden, Representative from Patch Development, 400 Alpha Drive, Westfield, Indiana states we realized that the Corporate Campus Standards to not address signage for multi-tenant users. He states the hardest item for us to consider was how large of a sign do the tenants get. He states we based the user signage on the linear feet of their store front. He states as for the ground signs the site location is approximate as we do not know if all the buildings will be multi-tenant or single tenant as not all buildings have been or are under construction at this time.

Vice President Smith opens the public hearing and seeing no one from the audience coming forward to speak; closes the public hearing.

Motion by Mr. Cooke seconded by Mr. Boice to adopt the "Program of Signs" as presented per Application No. 0020-2023 including the Staff Report and presentation with the following stipulation:

- 1. All ground signs must meet the minimum setback requirements from the roadway and not located with in the vision corner clearance triangle.**

**AYES: Cooke, Boice, Sutton, Hanes, Rogers, Burtner, Hellmann, Albrechts-Cook, Smith NAYS: Zero
ABSTAIN: Zero Motion carries 9, 0, 0.**

MISCELLANEOUS

There was no miscellaneous business for discussion.

ADJOURNMENT

A motion was made to adjourn the meeting.

Meeting adjourned at 6:17 PM.

Nathan S. Smith Vice-President

Caleb P. Gutshall Secretary