

The Noblesville Plan Commission met in regular session on Monday, September 18, 2023 at 6:03 PM in the City Council Chambers. Members in attendance were as follows:

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

Others in attendance: Community Development Director/Acting Secretary, Sarah Reed; Development Services Manager, Joyceann Yelton; Principal Planner, Denise Aschleman, and Plan Commission Attorney, Jonathan Hughes

President Wilcox calls the meeting to order at 6:00 PM.

#### OPENING CEREMONIES

President Wilcox leads the Plan Commission in the Pledge of Allegiance.

#### DETERMINATION OF A QUORUM

Mrs. Sarah Reed, Acting Plan Commission Secretary commences with the roll call and declares a quorum with eleven (11) members present.

#### MINUTES

Motion by Mr. Burtner seconded by Dr. Forgey to approve the September 18, 2023, minutes as presented.

AYES: Burtner, Hanes, Boice, Sutton, Cooke, Dr. Forgey, Hellmann, Smith, Rogers, Wilcox    NAYS:  
Zero    ABSTAIN: Sutton    Motion carries 10, 0, 1

#### RULES OF CONDUCT/MEETING PROCEDURES

Ms. Yelton read the “Rules of Conduct/Meeting Procedures” for the public hearing process as follows:

##### Rules of Conduct

- Turn off all devices or to vibrate at this time.

- If you wish to speak during the public hearing, please complete a "Request to Speak" card available at the entrance to the Council Chambers. You will be allowed to present during the Public Hearing.
- During comments, we ask that you do not repeat previously stated comments.
- Speak directly into the microphone so that your comments can be put into the record.
- Do not applaud or comment on what others are presenting.

"For items requiring a Public Hearing, tonight's meeting has the following structure:

- The staff will summarize the petition(s).
- Then, the petitioner will be given up to 20 minutes to present to the Plan Commission, followed by Plan Commission discussion.
- The President will open a Public Hearing. Individuals will be given 3 minutes to speak, and a group representative will be given 5 minutes to speak. The Public Hearing will be closed when all interested members of the audience have had a chance to be heard.
- The petitioner will then have a chance to comment on concerns raised during the Public Hearing.
- The Plan Commission will follow with any comments, questions or concerns regarding the petition as presented."
- approximately 46 acres and located at 11366 E. State Road No. 38 (Noblesville Township). Submitted by Agape Therapeutic Riding Resources, Inc. (Owners) and the Noblesville Planning Department (Applicants)

### NEW PUBLIC HEARINGS

**#1 Application No. PLAT 0037-2023** Primary Plat for the creation of two lots as a residential subdivision to be known as "Eppic Acres" located at 16907 Gray Road and 4932 E. 169<sup>th</sup> Street (Noblesville City). Submitted by Curtis and Angela Epp (Owners) and CRIPE (Alex Ray, Applicant)

**Motion by Mr. Smith seconded by Mr. Boice to forward the petition with a favorable recommendation to the City Council for adoption of the Change of Zoning from "SR Suburban Residential to R1 Low Density Single-Family Residential" for property located AT 5263 E. 156<sup>th</sup> Street as per submitted Application LEGP 0064-2023 and all documentation as presented in the staff report and presentation with the following stipulation:**

1. Only two access drives for the three lots.

**AYES:** Smith, Boice, Hellmann, Rogers, Cooke, Hanes, Dr. Forgey  
**WILCOX:** Zero

**NAYS:** Albregts-Cook, Burtner,

**Motion carries 7, 3, 0**

**#2 Application No. LEGP 0039-2023** Text Amendments to the Unified Development Ordinance regarding Article 4 – Zoning Applications and Approvals, Article 8 – Zoning Districts, and Appendix B - Applications regarding procedures and submittals. Submitted by the Noblesville Planning Department

**#3 Application No. LEGP 0040-2023** Amendment to the Comprehensive Master Plan to include “Innovation Mile” text that describes placemaking, land uses, urban design, mobility, and sustainability. Submitted by the Noblesville Planning Department

**#4 Application No. LEGP 0130-2023** Planned Development Ordinance for property located in the 14200 block of E. 141<sup>st</sup> Street, South side. Submitted by Noblesville Planning Department

**#5 Application No. LEGP 0121-2023** Amendment to the adopted “Stony Creek Estates Planned Development (Stony Creek Farm) to include the Agape Therapeutic Riding Center on approximately 46 acres and located at 11366 E. State Road No. 38 (Noblesville Township). Submitted by Agape Therapeutic Riding Resources, Inc. (Owners) and the Noblesville Planning Department (Applicants)

**#6 Application No. LEGP 0129-2023** Amendment to the adopted “Midland Pointe Planned Development Ordinance No. 04-02-23” related to prohibited uses for property located in the 5800-6100 block of State Road No. 32 (Westfield Road) (Noblesville City). Submitted by Midland Pointe LLC. (Owners) and the Noblesville Planning Department (Applicants)

### MISCELLANEOUS

**#7** Adoption of 2024 Filing Deadlines and Meeting Schedules

### ADJOURNMENT

There being no other miscellaneous business, a motion was made for adjournment. Meeting adjourned at 7:30 PM.

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Malinda Wilcox

President

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Sarah L. Reed

Acting Secretary