

The Noblesville Plan Commission met in regular session on Monday, September 16, 2024 at 6:00 PM in the City Council Chambers. Members in attendance were as follows:

Gretchen Hanes, President - Board of Public Works Representative

Dave Burtner – Jurisdictional Member

Steve Cooke – Citizen Member

Mike Davis – Council Representative

Dr. Joe Forgey – Citizen Member

Jim Hellmann – Assistant City Engineer

Anita Rogers – Citizen Member

Angie Sutton – Park’s Board Representative

Malinda Wilcox - Citizen Member

Adriann Young – Jurisdictional Member

Absent: N. Scott Smith, Vice President – Citizen Member

Others in attendance: Development Services Manager/Acting Secretary, Joyceann Yelton; and Plan Commission Attorney, Jonathan Hughes (Arrived 6:04 PM)

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

OPENING CEREMONIES

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

DETERMINATION OF A QUORUM

Ms. Yelton, Acting Plan Commission Secretary/Development Services Manager commences with the roll call and declares a quorum with ten (10) members present.

MINUTES

There were no minutes presented for approval.

NEW PUBLIC HEARINGS

#1 Application No. 0185-2023 Change of Zoning from “R1 Single-Family Residential” to “PB Planned Business” for approximately 2.45 acres located at 4903 Castamere Drive, South Side, a part of the “Cranbrook Planned Development”. Submitted by Thelma Curts (Owner) and Mitch Manders (Applicant)

#1A Application No. 0186-2023 Adoption of a Preliminary Development Plan and Ordinance for the construction of a "Goddard School" to "PB/PD" Planned Business Planned Development" for approximately 2.45 acres located at 4903 Castamere Drive, South Side, a part of the "Cranbrook Planned Development". Submitted by Thelma Curts (Owner) and Mitch Manders (Applicant)
Staff Reviewer - Joyceann Yelton

Ms. Yelton states the applicant has requested that these two items be withdrawn from consideration.

Motion by Mr. Burtner seconded by Dr. Forgey to withdraw Application No. 0185-2023 and Application No. 0186-2023 be withdrawn from consideration by the Plan Commission as per the applicant's request.

**AYES: Burtner, Wilcox, Hellmann, Dr. Forgey, Young, Cooke, Rogers, Davis, Sutton, Hanes NAYS: Zero
ABSTAIN: Zero Motion carries 10, 0, 0**

#2 Application No. 0141-2024 Special Consideration for an Indoor Recreational Facility within the Washington Business Park, a part of the Corporate Campus Planned Development District and within a building addressed as 9535 & 9575 E. 151st Street. Submitted by Y00 Direct Properties, LLC (Min Yoo, Rep)
Staff Reviewer - Amy Steffens

Mr. Hughes, Plan Commission Attorney, arrives at 6:04 PM.

Mrs. Steffens, Senior Planner, states the subject site is 2.27 acres in the Washington Business Park and is a part of the Corporate Campus Planned Development district with a designated land use of "industrial/office". She states the purpose of the Corporate Campus is to encourage economic development activity and high quality, well-integrated developments that expand employment opportunities. She states as a part of an existing building the applicant is proposing to use 4,500-SF for an indoor commercial recreational use. She notes there are two other tenants within this same building that include a medical user and an industrial use for storage. Mrs. Steffens states an 'indoor recreational use' is a special consideration within the industrial/office land use category. She states the tenant would be a *Contender's Wrestling Academy*, which is a youth wrestling club for youth ages 4 - 18. She states hours of operation would be Monday through Friday 5:00 PM to 9:00 PM, and on weekends by appointment only. She states no special events such as tournaments would be held on-site. Mrs. Steffens states because of the modest size of the proposed indoor recreational use and the limited hours of operation, Staff feels the use would be compatible with the surrounding commercial/industrial uses due to the different hours of operation and traffic on-site and along E. 151st Street would likely not be impacted. She states if the Plan Commission recommends for approval, Staff would request that a stipulation be considered with the motion to include if any "special events" as defined by the Unified Development Ordinance should occur, a temporary use permit would be required to be obtain prior to that event.

Mr. Min Yoo, applicant, states he owns the building and is a tenant within that building (Medical Office). He states Amy did a good job explaining the request. He states it is the middle portion of the building that they have left, and he states that they care about the traffic and the impact it would have on the existing uses, He states our reasoning for doing this is that I am a wrestling coach and I thoroughly enjoy the sport and their hours of operation are completely different from other users in the building. He states there is sufficient parking in the front as well as parking in the rear of the building. He states the other tenant is a distribution facility and they are done each day between 3:00-4:00 PM.

Mr. Hellmann asks the petitioner if he has any concerns with the number of parking spaces that are being provided.

Mr. Min Yoo states he does not as most of the traffic will be happening between classes and that is a 10 to 15 minute time span. He states some parents do not stay to watch so they may be doing something else in the area with their hour of free time. I do not anticipate any issues regarding parking or traffic.

President Hanes opens the public hearing and seeing no individuals from the audience come forward, closes the public hearing.

Motion by President Hanes seconded by Mrs. Rogers to approve LEGP-0141-2024 to permit an indoor commercial recreational use as a special consideration as per the presentation and staff report, and with the stipulation that special events shall receive a temporary use permit per UDO §9.G.3.

**AYES: Sutton, Hellmann, Burtner, Wilcox, Young, Cooke, Rogers, Dr. Forgey, Davis, Hanes NAYS: Zero
ABSTAIN: Zero Motion carries 10, 0, 0**

MISCELLANEOUS

There being no miscellaneous business, a motion was made for adjournment.

ADJOURNMENT

Meeting adjourned at 6:09 PM.

Gretchen A. Hanes President

Joyceann Yelton Acting Secretary