

The Noblesville Plan Commission met in regular session on Tuesday, January 21, 2025, at 6:00 PM in the City Council Chambers. Members in attendance were as follows:

Malinda Wilcox, President – Citizen Member  
N. Scott Smith, Vice President – Citizen Member  
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  
Todd Thurston – Council Representative  
Adriann Young – Jurisdictional Member

Others in attendance: Development Services Manager/Acting Secretary, Joyceann Yelton; Senior Planner, Amy Steffens; and Plan Commission Attorney, Jonathan Hughes

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

### **OPENING CEREMONIES**

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

### **OATHS OF OFFICE**

City Clerk, Evelyn L. Lees administers the Oaths of Office for David Burtner, Gretchen Hanes, Angie Sutton, N. Scott Smith, and Todd Thurston

### **DETERMINATION OF A QUORUM**

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

### **MINUTES**

There were no minutes submitted to be approved at this meeting.

### **ELECTION OF PRESIDENT AND VICE PRESIDENT FOR YEAR 2024**

Ms. Hanes nominates Mrs. Wilcox to serve as President seconded by Mr. Smith. Nominations were closed. By a show of hands, the vote was 11, 0, 0.

Mr. Burtner nominates Mr. Smith to serve as Vice-President seconded by Ms. Hanes. Nominations were closed. By a show of hands, the vote was 10, 0, 1.

Mrs. Wilcox assumes the duties of President.

### **ARB REPRESENTATIVE**

Dr. Forgey agreed to serve as representatives of the Architectural Review Board for 2025 with Mrs. Wilcox by virtue of being the Plan Commission President is the other Plan Commission representative on the Architectural Review Board.

### **BOARD OF ZONING APPEALS APPOINTMENT**

Dr. Forgey nominated Mr. Burtner to serve on the Board of Zoning Appeals seconded by Mr. Cooke. By a show of hands, the vote was 11, 0, 0.

### **REQUESTS FOR CONTINUANCES**

**#3 Application No. PLAT 0236-2024** Primary Plat for 25.71 acres for the creation of a two-lot residential subdivision to be known as "Maya Estates" located at 12484 E. 156<sup>th</sup> Street. Submitted by Yousef Barham (Owner/Applicant) and Stoeppelwerth & Associates (Leigh Anne Ferrell) *Staff Reviewer - Denise Aschleman*

**Motion by Mr. Burtner seconded by Mr. Smith to continue Application PLAT 0236-2024 until the next meeting in February.**

**AYES: Burtner, Cooke, Smith, Hanes, Sutton, Rogers, Hellmann, Dr. Forgey, Thurston, Young, Wilcox. Motion carries 11, 0, 0.**

### **NEW PUBLIC HEARINGS**

**#1 Application No. PLAT 0211-2024** Primary Plat for 26.45 acres to create a two-lot residential subdivision to be known as "Cicero Road Estates" located at 2570 Cicero Road. Submitted by Weeding Peppermint, LLC (Michelle Arnett, Owner/Applicant), Cicero Road Holdings, LLC (Ashley Gordon, Owner/Applicant), and Stoeppelwerth & Associates (Leigh Anne Ferrell) *Staff Reviewer - Amy Steffens*

Mrs. Amy Steffens, Senior Planner, states this is a primary plat that essentially moves the property boundaries to create two residential lots from two existing metes and bounds parcels. She states the application was received last October and has received the first round of comments from the Technical Advisory Committee at the November meeting. She states the proposed name of the subdivision is "Cicero Estates" and it totals roughly 26 acres. She states one lot will contain 10.5 acres and the other lot will be 15.15 acres. She states both lots will share one access from the road to the west and then expand from there to both lots. Mrs. Steffens states the property is within the zoning jurisdiction of the City of Noblesville but is outside the corporate boundaries so it will need to go through the Hamilton County plat process and signatures prior to recording. She states the Plan Commission should consider Article 5 of the Unified Development Ordinance (UDO) and the degree to which it meets the criteria for a site plan.

Mrs. Steffens notes that it does meet the goals and objectives of the Comprehensive Master Plan. She states the comp plan envisions residential land uses in a rural transect. She notes that the property is zoned R1 Single Family Residential as well as the surrounding lands in all directions. She states there are no exceptions to the development standards of the R1 zoning district or any protective covenants for the subdivision. She states within the staff report on page 4 there is additional information regarding the surrounding land uses noting that across the street is property zoned I1 Light Industrial.

Mr. Elliot Sharples Gordon, 19338 Links Lane, Noblesville, Indiana states this property will be his future address. He states there are two properties, and one is a crazy flag lot now and the other was for a church. He states if the primary plat is approved, I intend to build my house on one of the lots and my sister will build her house on the other lot.

President Wilcox opens the public hearing and seeing no individuals coming forward to speak on the application; she closes the public hearing.

**Motion by Mrs. Rogers seconded by Mr. Cooke to approve application PLAT 0211-2024 for Cicero Estates with the following stipulation:**

1. That all Technical Advisory Committee comments are satisfactorily addressed prior to the signatures and recording of the secondary plat.

**AYES: Rogers, Cooke, Hellmann, Sutton, Hanes, Smith, Dr. Forgey, Burtner, Thurston, Young, Wilcox**  
**Motion carries 11, 0, 0.**

**#2 Application No. PLAT 0214-2024** Primary plat for the combining of two lots in "Park 32 West" including an additional unplatted parcel located at 355 Park 32 West Drive. Submitted by International Disaster Emergency Service, Inc. (Beth England - Owner Rep/Applicant); Miller Surveying, Inc. (Nathan Althouse, PLS); and Church Church Hittle & Antrim (Andy Wert, Land Use Professional)  
*Staff Reviewer - Amy Steffens*

Mrs. Steffens states this is a primary plat that was filed in October for consideration at the November Technical Advisory Committee meeting with the original public hearing scheduled for December 9, 2024, Plan Commission meeting. She states there were pending variances requested before the Board of Zoning Appeals, so it is now ready for review by the Plan Commission. She states is it combining one lot in Park 32 West and an adjacent parcel that is not a part of the subdivision. She states the existing lot has a 32,700-SF industrial building built several years ago. She states since that time there has been the creation of the 32 Overlay district that affects the architectural standards of the area and those were the variances granted by the Board of Zoning Appeals at their January 6, 2025, meeting. Mrs. Steffens states they are proposing a building expansion to the west side of the existing structure and adding parking and the retention area on the western unplatted portion. She states there is criteria to be considered by the Plan Commission when considering a primary plat and that criteria is set forth in the staff report. She states the goals and objectives of the comp plan are being met. She states the property will remain zoned industrial and is used by IDES and is occupied by the International Disaster Emergency Services which provides international humanitarian relief. She states on page 5 of the Staff report there is a discussion of the surrounding uses.

Mr. Cooke asks if Mrs. Steffens if the 32 Overlay requirements were considered due to the location of the Midland Trace Trail.

Mrs. Steffens states yes. She notes that at the January 6, 2025, Board of Zoning Appeals meeting, the Board heard and granted eight variances relating to architectural standards that are required by the State Road No. 32 Overlay District. She notes some of the variances were their proposed building exceeded the maximum building height, exceeded the linear length of a building adjacent to the trail with an architectural feature, the installation of an artistic piece, loading berths on the north side not visible from the trail or State Road No. 32, and materials. She states the new addition will not be any closer to the trail than the existing structure. She states the Board requested that they add some architectural features facing the Midland Trace trail.

Mr. Greg Ilko, CrossRoads Engineers, 115 North 17<sup>th</sup> Avenue, Beach Grove, Indiana states we appreciate staff's thorough review of the application and drawings. Mr. Ilko presented some graphics to help the commission visualize the area based on the questions that were asked. He states it is south of State Road No. 32, east of Little Chicago Road as he identified the two parcels. He states they have an existing building. He states the proposed building does not encroach any closer to the Midland Trace trail than the existing structure. He states they have read the staff report and agree to any comments in that report.

President Wilcox opens the public hearing and seeing no individuals coming forward to speak on the application; she closes the public hearing.

**Motion by Mr. Hellmann seconded by Mr. Burtner to approve application PLAT 0214-2024 for the International Disaster Emergency Services plat with the following stipulation:**

1. That all Technical Advisory Committee comments are satisfactorily addressed prior to the signatures and recording of the secondary plat.

**AYES: Hellmann, Burtner, Cooke, Sutton, Hanes, Smith, Dr. Forgey, Rogers, Thurston, Young, Wilcox  
Motion carries 11, 0, 0.**

### MISCELLANEOUS

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

### ADJOURNMENT

Meeting adjourned at 6:23 PM.

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Malinda Wilcox

President

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Joyceann Yelton

Acting Secretary