

**NOBLESVILLE TECHNICAL ADVISORY COMMITTEE**  
**MEETING MINUTES**  
**May 15, 2014**

The Noblesville Technical Advisory Committee met in regular session on Thursday, May 15, 2014 in Noblesville City Hall. Members in attendance were as follows:

Andy Wert	City of Noblesville Planning Department
Joyceann Yelton	City of Noblesville Planning Department
Rod Dougan	City of Noblesville Engineering Department
Ira Goldfarb	City of Noblesville Stormwater Division
Dave Lucas	Hamilton County Highway Department
Steve Cash	Hamilton County Surveyor's Office
Pat O'Brian	Indiana American Water Company
Tim Hardin	Duke Energy
John Wilshire	Duke Energy
Brandon Bennett	Noblesville Parks Department
Michelle Gezovich	Comcast
Amy Sellers	Comcast

Mr. Wert calls the meeting to order at 9:00 a.m.

**1. Committee to consider construction plans for a parking lot. Property located at the northeast corner of Wayne Street and North 16<sup>th</sup> Street in the City of Noblesville. Filed by Liming Zhang for Ivy Tech Community College. (14N-24-0657)**

Present for the petitioner are Liming Zhang and Kevin Shelley of Schmidt & Associates. Mr. Shelley gives a brief summary of the proposed project.

Mr. Dougan states that a comment letter will be forthcoming. He asks if the drainage outlet is going to the east.

Mr. Shelley replies that it is.

Mr. Dougan explains the pre-construction meeting process.

Mr. Shelley states that they will have an open house meeting with the neighbors on May 29, with construction to begin after June 10<sup>th</sup>, which is the date that the Ivy Tech Board of Trustees is expected to issue approval.

Mr. Wert advises that an as-built set of construction plans will be required at the end of the project.

Ms. Yelton advises that junipers are not a permitted species on the landscape plan. She recommends better delineating a pedestrian pathway from the parking lot to the building. She will email a letter later today.

Mr. Goldfarb says an approval letter will be forthcoming.

Mr. Hardin asks if the temporary classrooms and transformer will need to be removed.

Mr. Shelley says that is correct.

Mr. Hardin advises that there are overhead poles along 16<sup>th</sup> Street, he wants to make sure proposed landscaping will not interfere with these lines. He asks if there will be a load change for the building.

Mr. Shelly replies that there is no load change for the existing building.

Mr. Dougan asks if they have met with the County Surveyor's office.

Mr. Zhang replies that the Surveyor's office will not require any approvals or permits.

**2. Committee to consider construction plans and a secondary plat for "Twin Oaks Section 3". Property located east of Hazel Dell Road and south of East 161<sup>st</sup> Street in the City of Noblesville. Filed by Kevin Sumner for RH of Indiana, LP. (14N-24-0642)**

Present for the petitioner are Keith Lash and Wes Livingston of Ryland Homes and Kevin Sumner of Weihe Engineers. Mr. Sumner explains that this is an extension of Section 2.

Mr. Dougan distributes written comments. There is some discussion about a driveway at a T-intersection.

Ms. Yelton states that written comments will be forthcoming. She does not anticipate anything major.

Mr. Goldfarb references the open swale entering the wetland. He says silt fencing alone is not sufficient. This was supposed to be temporary in nature but has existed now for many years. He asks for clarification of the construction sequencing. He states that a detailed letter will be forthcoming.

Mr. Cash states that an outlet permit will be required as this is within the Vestal/Kirkendall watershed.

Mr. Hardin asks for a new service request and an AutoCAD drawing. He asks when construction will take place. He also states that they have been having problems with conduit installation. He asks that pull ropes be installed with the conduit installation to help expedite power line installation.

Mr. Lash replies that they will break ground this summer and probably pave in October.

Mr. Wert clarifies that he will need another street name to complete address assignments.

**3. Committee to consider construction plans for a new Dairy Queen restaurant. Property located at Lot 4 Pebble Brook Village (5625 Pebble Village Lane) in the City of Noblesville. Filed by Victor Reyes for Pebblebrook Investors, LLC. (14N-15-0643)**

Present for the petitioner are Victor Reyes and Roger Ward of Roger Ward Engineering and Mary Agnew of Lamson & Condon Architects. Mr. Reyes summarizes the proposed new Dairy Queen restaurant on a currently-vacant outlot.

Mr. Dougan states that a formal letter will be forthcoming. He asks for calculations on the size of the grease trap proposed.

Ms. Yelton states that she will get a letter out in the next day or two.

Mr. Goldfarb states that this will require a Rule 5 permit because it is part of a larger development.

There is considerable discussion regarding post-construction water quality requirements. Previous development in this area was not required to install water quality methods.

Mr. Ward states that storm water discharges from this site into a series of ponds.

Mr. Goldfarb replies that typically BMPs are on-site where ownership and maintenance responsibility is clear.

Mr. Cash states that this is part of the Sly Run watershed and will require an outlet permit.

Mr. Hardin will serve this site from the transformer from McDonalds. He will need load requirements and a new service request.

**4. Committee to consider construction plans for a pedestrian trail in conjunction with a Town of Fishers subdivision development. Property located along the south side of East 141<sup>st</sup> Street, west of Promise Road. Filed by Todd Wallace for Village Capital Corporation. (14N-24-0076)**

Present for the petitioner are Craig Lintner of Village Capital Corporation and Todd Wallace of Schneider Corporation. Mr. Wallace explains that the primary plat for this section of Anderson Hall was recently reviewed by the Town of Fishers.

Mr. Dougan states that there will be right-of-way improvements required, including widening, ditch work, drainage improvements as well as sidewalk installation. There will be a standard corner cut required at the intersection. He will verify the length in a formal letter. A pre-construction meeting will be conducted and performance bonds posted.

Mr. Wert asks if the improvements will be an extension of improvements made to the west in the past.

Mr. Dougan says he is unaware of what has happened to the west. He does not recall reviewing or inspecting any of those improvements in the past.

Ms. Yelton states that she does not believe that this section meets the Noblesville Thoroughfare Plan standard of right-of-way dedication.

Mr. Dougan will discuss this with the City Engineer.

**5. Committee to consider a primary plat for a 3-lot subdivision to be called “Hidden Tranquility Ridge”. Property located at 111 Harbour Trees Lane in the City of Noblesville. Filed by Steve Conard. (14N-17-0597)**

Present for the petitioner are Nathan Althouse of Miller Surveying and Steve Conard. Mr. Althouse explains that there are currently three separate parcels that are being reconfigured.

Mr. Goldfarb says erosion control will be reviewed closely at the building permit stage because it is located on the reservoir.

Mr. Wert asks if the existing access easements allow multiple houses.

Mr. Althouse replies that he believes that is does. He explains that there is a deed gap that involves part of where the driveway accesses Harbour Trees Lane.

Mr. Wert states that now is a good time to clean that issue up.

Mr. Conard states that his title company is working on it.

**6. Committee to construction plans for a building addition. Property located at 2001 Stony Creek Road in the City of Noblesville. Filed by Mike DeBoy for Hare Holding Corporation. (14N-24-0636)**

Present for the petitioner are John West of Hare Chevrolet and Mike DeBoy of DeBoy Land Development Services. Mr. DeBoy briefly summarizes the project. It will be a 20 by 30 foot building addition that will serve as a car wash. It will match the existing building façade.

Mr. Dougan asks for calculations that support the sizing of the oil/water separator.

Mr. Goldfarb states that this is under 1 acre so it will not require a Rule 5 permit. He urges caution and proper erosion control measures as this is close to Stony Creek.

Mr. DeBoy says protection will be provided around existing storm sewer inlets.

Mr. Hardin asks if the load will change significantly.

Mr. DeBoy does not believe that it will.

Mr. O’Brien asks if a larger water meter is needed.

Mr. West says a larger meter is not needed.

**7. Committee to consider construction plans for a water main extension. Property located south of the intersection of Corporate Parkway and Harrell Parkway in the City of Noblesville. Filed by Sean McKinnies for Interstate Holdings, LLC. (14N-24-0655)**

Present for the petitioner Sean McKinnies of Republic Development and Alen Fetahagic of American Structurepoint. Mr. McKinnies says that this water line will serve the new Cabela's store. The intent is to have the line in and working by the end of 2014.

Mr. Wert asks Mr. McKinnies for a general update of the Cabela's timeline.

Mr. McKinnies states that the City broke ground on the drainage project and Corporate Parkway extension a few weeks ago. Depending on the closing date, the City plans to have the road and sewers in by the end of the year. Cabela's intends to break ground on their project by the middle of August with a grand opening anticipated in August 2015. The size of the building has increased from 80,000 square feet to 106,000 square feet.

Mr. Goldfarb asks if this falls under the NOI that the City has established with the road project.

Mr. McKinnies replies that it will be within the construction limits of the road project. He anticipates the water line installation to follow the sewer installation.

Mr. Goldfarb encourages coordination with the City's project manager particularly as it relates to maintaining proper erosion control measures. He says he will be inspecting the City's project as an observer but will also be inspecting the water line installation from an enforcement standpoint.

Mr. Wert asks if a separate Pre-Construction meeting will be needed for this.

Mr. Goldfarb believes that a separate Pre-Con meeting would help establish protocol.

Mr. Cash states that he will require a crossing permit.

Mr. McKinnies asks if they should start the process to vacate the legal drain to the north of this site.

Mr. Cash replies that typically the Drainage Board does not like to vacate a drain until property develops and a drainage design is established.

Mr. Hardin asks about utility easements, noting that none are shown on the plans.

Mr. McKinnies states that a plat will be recorded dedicating the right-of-way and easements.

**8. Committee to consider a preliminary development plan for a mixed use project to be called "The Crossing". Property located at the northeast corner of State Road 37 and East 146<sup>th</sup> Street in the City of Noblesville. Filed by Charlie Frankenberger for T.M. Crowley Development, LLC. (14N-15-0645)**

Present for the petitioner are Charlie Frankenberger and Jon Dobosiewicz of Nelson & Frankenberger, Alen Fetahagic of American Structurepoint, Mike DeBoy of DeBoy Land

Development Services, and Rob Antrim and Paul Guay of TM Crowley Development LLC. Mr. Frankenberger summarizes the proposal.

Mr. Lucas shares plans of the State Road 37 corridor study. It shows a proposed configuration of the intersection of East 146<sup>th</sup> Street and State Road 37. He states that there is an agreement that the western-most 146<sup>th</sup> Street access drive shown on the proposed preliminary development plan is to be removed when the S.R. 37/146<sup>th</sup> Street intersection is improved. He believes the timing on this is 2017 or 2018. He says he has looked for agreements from the past showing approval for road cuts along 146<sup>th</sup> Street and could not find any. He states that unless there is a prior agreement with the City or County, the developer should assume all access points to be from North Point Boulevard. The western-most drive would be in the way of improvements. The eastern drive would likely meet the requirements for a traffic signal, setting up an undesirable traffic flow situation similar to Herriman Boulevard and 146<sup>th</sup> Street.

Mr. Dougan states that the Engineering Department has identified some problems with the survey presented. They are recommending that this item return to the Tech Committee with revised plans reflecting existing conditions. It appears that there will be landscape mounds constructed where a linear pond exists today.

Mr. DeBoy acknowledges the error. He states that the legal description originally given to him did not extend as far north as the current property line. The linear pond at the north end will remain in place.

Mr. Goldfarb also has concerns about how the drainage will work.

Mr. Cash says that there are a couple of basin breakdowns one of which incorporates the Noblesville Business Park development to the east.

Mr. Fetahagic states that what is probably needed is an area drainage map.

Mr. DeBoy further explains that the linear pond to the north is part of the County regulated drain system. The proposed apartment complex will drain to this pond. The existing pond south of the apartments will be part of the drainage system for the commercial portion of the site. He does not know if either pond was intended to be part of a water quality system.

Mr. Goldfarb says that they were not designed for water quality.

Mr. Dobosiewicz clarifies that the petitioner intends to leave the linear pond and associated existing easement intact and develop south of that.

Mr. Goldfarb states that any BMP methods would need to be located outside of the legal drain system.

Mr. Cash states that a letter will be forthcoming. It addresses the three sub-watersheds. The north pond is part of the McMahon-Overdorf drain. It drains part of Noblesville Business Park and flows under State Road 37 into Stony Creek Industrial Park. The middle pond primarily serves Noblesville Business Park. It also crosses State Road 37 into Stony Creek Industrial Park but is not part of the regulated system. The south pond is undersized for the proposed development and will need to be expanded. This south pond drains toward the southeast corner of Stony Creek Industrial Park and then south to the Shell station.

Mr. Hardin states that they have facilities along the south and east sides of this development. They will probably request a blanket easement for the apartments.

Mr. O'Brien states that their water facilities are on the north side of 146<sup>th</sup> Street and west side of North Point Boulevard. He asks if the apartment units will have fire suppression.

Mr. DeBoy says that they will.

Mr. Dobosiewicz says that they may file for June or July Tech Committee for the first commercial project.

**9. Committee to consider a preliminary development plan for a 124-unit apartment complex to be called "Templeton Ridge". Property located on the east side of Gray Road , just north of East 146<sup>th</sup> Street in Noblesville Township. Filed by James Frey for Redwood Acquisition, LLC. (14J-15-0640)**

Present for the petitioner is Jared Wilkerson of American Structurepoint. Mr. Wilkerson recites a brief summary of the proposed apartment project. He states that it is similar to The Hamptons apartment project, now under construction.

Mr. Lucas mentions that the City of Westfield has jurisdiction over Gray Road. He asks if the internal roads will be private.

Mr. Wilkerson replies that internal roads will remain private.

Mr. Dougan notes that this property is outside city limits but within the City's sewer service area. The plan incorrectly notes that sanitary sewer is provided by the City of Westfield. A formal letter will be forthcoming.

Ms. Yelton states that her discussion with the petitioner is ongoing, as this will be going before the Plan Commission for a public hearing and change of zoning.

Mr. Wert asks if a trail easement was discussed along the old interurban line.

Ms. Yelton replies that the issue was touched on with the developer.

Mr. Goldfarb notes that erosion control administration will be conducted by Hamilton County.

Mr. Wert notes that the subject property is not currently contiguous to city limits. Therefore, annexation is not imminent.

Mr. Cash references a to-be-issued letter. He notes that any filling of the flood plain would require a variance from the County Drainage Board.

Mr. Hardin asks for load information on each building, a service request, and an AutoCAD drawing of the project. He needs to know which end of each building meters will be placed and where other ancillary meters will be located. He also recommends a blanket easement to serve the project.

Mr. Wert notes that the petitioner will need to request sanitary sewer service to be extended outside city limits. The City Council is likely to grant approval conditioned upon waiving the right to remonstrate annexation in the future.

**10. Committee to consider a preliminary development plan for a 44-unit residential complex to be called “Stony Creek Overlook”. Property located on the north side of East 166<sup>th</sup> Street, just east of Union Chapel Road in Noblesville Township. Filed by Charlie Frankenberger for Stony Creek Overlook Developer, LLC. (14J-15-0648)**

Present for the petitioner are Ed Fleming of Platinum Properties, Kenny Windler and Keith Lash of Ryland Homes, and Charlie Frankenberger and Jon Dobosiewicz of Nelson & Frankenberger and Dennis Olmsted of Stoeppelwerth & Associates. Mr. Dobosiewicz summarizes the proposed subdivision. Approximately 40 percent of the property is within the flood plain. There will be 22 buildings, 44 homes. They will appear before the Plan Commission in June.

Mr. Lucas notes that this parcel is not within city limits; he asks if annexation is imminent.

Mr. Dobosiewicz replies that annexation will be requested following approval of the zoning request. He notes that the distance between intersection standard is 250 feet and there is a section in this proposal that does not meet this standard.

Mr. Wert offers that the property does meet contiguity standards and will be annexed promptly after a voluntary petition is received.

Mr. Dougan states that the City will be asking for side ditch improvements as well as road improvements and a passing blister. They would like to see a line of site study. They will also recommend that on-street parking be prohibited. He also mentions that the minimum centerline turn radius is 150 feet. There are two turns that are only 50 feet. He recommends a trail easement be dedicated along the north side of Stony Creek.

Mr. Dobosiewicz states that the north side is not part of the subject property.

Mr. Wert asks about the intersection offset distance.

Mr. Dougan replies that he will look into that.

Mr. Dobosiewicz asks if there is something less than the standard 150 foot radius that the City would consider.

Mr. Dougan recommends consulting with the City Engineer.

Mr. Goldfarb asks if annexation will be complete prior to construction beginning.

Mr. Dobosiewicz anticipates that annexation will be complete for ground is broken.

Mr. Goldfarb states that in the event that the effective annexation date has not been reached prior to construction, there will be a dual review and he will work with the County Surveyor's Office to coordinate.



Mr. Cash states that if it is reviewed as a County project, it will be reviewed as part of the regulated drain system which could change the easement widths. He adds that an outlet permit would be needed even if annexation has been completed. He says that Stony Creek is regulated upstream and downstream of this parcel. This parcel pays an assessment, but is not under maintenance. He recommends the owners petition the County for regulation of this stretch of Stony Creek. This would cover maintenance for log jams, beaver dams, etc.

Mr. Hardin asks for a new service request, AutoCAD drawing and load information.

Mr. O'Brien states that they have a 12-inch water line located on the south side of East 166<sup>th</sup> Street.

**11. Committee to consider a preliminary development plan and secondary plat for a 368-unit apartment complex to be called "Flats On 146". Property located on the west side of Union Chapel Road, ¼-mile south of Greenfield Avenue in the City of Noblesville. Filed by John Hennessey for Domo Development Company, LLC. (14N-15-0650)**

Present for the petitioner are Roger Kilmer of Faegre Baker Daniels, Chris White and John Hennessey of Domo Development, Chris Haley of Sunstone Construction and Willie Hall of CrossRoad Engineers. Mr. Kilmer explains that this property was before the Tech Committee early last year with another 491-unit apartment project. A different developer is involved now and they are presenting a new design.

Mr. Dougan states that another fellow staff member in the Engineering Department has been working with the engineer on drainage for this project.

Ms. Yelton mentions that the Architectural Review Board will review this project tonight.

Mr. Goldfarb urges some forethought on post-construction water quality.

Mr. Cash states that the watershed in this area is very restrictive in terms of discharge rate. He will have further comments upon submission of construction plans.

Mr. Hardin asks for a new service request, AutoCAD drawing and load information. He will also need to know where meters will be located on the building and location of any other meters. Duke does not have facilities in this area presently but he hopes to bring service from the Waterman Farms area.

Mr. O'Brien asks if there will be fire suppression with these buildings.

Mr. Hennessey states that there will be.

The meeting is adjourned at 12:30 p.m.