

**NOBLESVILLE TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
June 19, 2014**

The Noblesville Technical Advisory Committee met in regular session on Thursday, June 19, 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
Tim Stottlemeyer	City of Noblesville Stormwater Division
Matt Mitchell	City of Noblesville Fire Department
Jayson Williams	City of Noblesville Street Department
Sarah Reed	City of Noblesville Economic Development Department
Steve Cash	Hamilton County Surveyor's Office
Randy Crutchfield	Vectren Energy
Pat O'Brian	Indiana American Water Company
Tim Hardin	Duke Energy
Brian Peters	AT & T

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

1. Committee to consider construction plans for a new 105,164 square foot retail facility. Property located at 13725 Corporate Parkway in the City of Noblesville. Filed by Andy Heinen for Cabela's Wholesale, Inc. (14N-18-0937)

Mr. Wert explains that the petitioners for this item are not present. The plan has changed, slightly. The building size is being reduced to approximately 85,000 square feet. Given Cabela's tight time schedule, he does not believe the petitioners will be before the Tech Committee at a future meeting. However, Mr. Wert pledges to forward revised plans as soon as they are available. Many issues have already been worked out with the road extension project and water line extension. He asks if there are any specific comments regarding the project.

Mr. Peters mentions that AT&T would like a 4-inch conduit installed from the building north to the utility easement.

Mr. Hardin would like to see a utility easement that parallels Corporate Parkway.

2. Committee to consider construction plans and a secondary plat for a dormitory. Property located at 10570 SMC Boulevard in the City of Noblesville. Filed by Brad Schrage for SMC Corporation of America. (14N-15-0943)

Present for the petitioner are Brad Schrage of American Structurepoint, Mike Karpinski of Victory Unlimited Construction, and Chip Glisson and Chad Bosler of SMC Corporation. Mr. Schrage describes the proposed project, a 22 bedroom dormitory to be used for training purposes.

Mr. Dougan asks if the dorm rooms will have kitchenettes.

Mr. Schrage replies that there will be a small kitchen on each of the two floors.

Mr. Dougan says that there may be a grease trap required for the sanitary line.

Mr. Stottlemeyer confirms that the petitioner received Ira Goldfarb's letter.

Mr. Mitchell references a previously submitted letter.

Mr. Cash states that he did not receive a set of plans. He anticipates they will need an outlet permit.

Mr. Crutchfield states that if gas is required, they will need an AutoCAD drawing.

Mr. Schrage states that gas will not be utilized.

Mr. O'Brien asks if a fire service will be provided in this building.

Mr. Schrage replies that there will.

Mr. Hardin will need a new service request, AutoCAD drawing, and load information. He will need a conduit from the existing transformer. He asks if 3-phase power will be needed.

Mr. Glisson replies that they will need 3-phase service. There will be an 800-amp service to the building.

Mr. Peters asks if phone and internet will be needed.

Mr. Bosler states that they will want one phone line and internet.

Mr. Peters states that he will need a 4-inch conduit from the building to SMC Boulevard.

Ms. Yelton briefly references the pre-construction meeting process. She also mentions that this proposal will be addressed by the Plan Commission at its July meeting.

3. Committee to consider construction plans and a secondary plat for "Noble East Section 1". Property located on the east side of Summer Road, ¼-mile north of East 156th Street in the City of Noblesville. Filed by Corby Thompson for Boomerang Development. (14N-18-0936)

Present for the petitioner are Corby Thompson of Boomerang Development, Mark Thorpe of Schneider Corporation and Keith Lash of Ryland Homes. Mr. Thorpe explains this is the first section for this subdivision, with 61 lots. They will be doing mass grading for the entire site with this section.

Mr. Wert confirms that this will be called "Noble East".

Mr. Thompson clarifies that the entire project was brought in as “Noble East” but the portion between Summer Road and the Lehr Ditch will be recorded as “Noble East”, exclusive of sections east of the ditch.

Mr. Dougan notes that the sanitary manholes are located 25 feet from the curb in some locations. The City’s boom truck has a 15-foot limit, so the setback standard has been set at a maximum of 15-feet from the curb. He states that there needs to be a detail provided for the pedestrian bridge over Lehr Ditch. He notes that road improvements were not shown. Core samples will need to be provided for Summer Road. He states that a letter will be forthcoming.

Mr. Thompson states that he was not planning on building the pedestrian bridge until both sides of the ditch are developing. He does not mind designing it now.

Mr. Stottlemeyer confirms that the petitioner received Ira Goldfarb’s letter. He notes that a separate SWPPP plan will be needed for the off-site grading.

Mr. Mitchell submits written comments.

Mr. Cash submits written comments. He asks that accommodations be made for vehicular access to the open ditch for maintenance purposes.

Mr. Hardin asks for a new service request and an AutoCad drawing. He asks about the size of the homes.

Mr. Thompson estimates they will range from 2,200 to 3,500 square feet.

Mr. Peters says they plan to run fiber optics into this development. They will install in a joint trench with Duke.

Mr. Wert states that he is working on address assignments. He reminds the petitioner that he will need one more street name.

4. Committee to consider construction plans and a secondary plat for “Blue Ridge Creek Section 1”. Property located on the west side of Boden Road, ¼-mile north of East 156th Street in the City of Noblesville. Filed by Corby Thompson for Boomerang Development. (14N-18-0934)

Present for the petitioner are Corby Thompson of Boomerang Development, Mark Thorpe of Schneider Corporation and Keith Lash of Ryland Homes.

Mr. Dougan states that his comments are similar to the last section. He will get a formal letter out in later in the day.

Mr. Stottlemeyer references a previously distributed letter from Ira Goldfarb.

Mr. O’Brian states that he met recently with Chris Werth of Boomerang. They discussed plans for water extension to this section. These plans are in the hands of the engineers for the water company. He has not seen a set of plans.

Mr. Hardin asks for a new service request and an AutoCad drawing. He asks about the size of the homes in this section.

Mr. Thompson states they will be a little smaller, probably in the range of 2,200 to 2,800 square feet.

Mr. Peters says they plan to run fiber optics into this section as well.

Mr. Wert asks if the petitioner has been in recent communication with the City's design team for Eastside Park.

Mr. Thompson replies that they have kept them current with new drawings.

5. Committee to consider construction plans and a secondary plat for "Essex Of Noblesville Section 4". Property located on the south side of East 169th Street, just east of Hazel Dell Road in the City of Noblesville. Filed by Lantz McElroy for Arbor Investments, LLC. (14N-18-0939)

Present for the petitioner are Paul Clair of Arbor Investments LLC and Lantz McElroy of Schneider Corporation. Nearby resident Ray McGinley, residing at 5909 East 169th Street, is present as well.

Mr. Claire notes that this is the final section of Essex. He says he spoke to Mr. McGinley before the meeting. His concerns have to do largely with drainage. He explained the storm system that will be installed that should alleviate any drainage issues on his lot.

Mr. Dougan asks for ditch improvements along 169th Street. He notes that the overflow routing on the south side of the fire station is designed such that an over flow would encroach into the fire station detention pond.

Mr. Claire believes some grade changes on the plans will alleviate this.

Mr. Dougan discusses road improvements required for East 169th Street along the frontage of this development. He asks if core samples have been taken on 169th Street.

Mr. McElroy does not believe they have.

Mr. Stottlemyer references comments previously distributed by Ira Goldfarb.

Mr. Cash explains the drainage concerns that his office had. A proposed swale was added to the plans. The A.J. Brock legal drain will be reconstructed and rerouted through this section.

There is further discussion about the drainage improvements that will be constructed to alleviate the storm water problems currently experienced by Mr. McGinley including roadside ditch improvements and connecting existing drain tiles to the storm system in Section 4.

Mr. Crutchfield states that the representative that will be handling this will be either David Sherry or Kim Kelly.

Mr. Hardin asks for a new service request and AutoCad drawing. He asks what size the homes will be.

Mr. Claire states that they will range from 2000 to 4000 square feet.

Mr. Hardin states that a separate request should be made to relocate the power pole that will be located in the deceleration lane.

Mr. Peters states that fiber optics will be continued from the previous sections.

Ms. Yelton comments about the landscape plan. There are a couple of places where a spruce tree and a maple tree are shown too close together.

Mr. Wert states that he will have address assignments issue next week.

The meeting is adjourned at 10:15 a.m.