

NOBLESVILLE TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
August 21, 2014

The Noblesville Technical Advisory Committee met in regular session on Thursday, August 21, 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
Brandon Bennett	City of Noblesville Parks Department
Matt Mitchell	City of Noblesville Fire Department
Cathy Miessen	Vectren Energy
Steve Cash	Hamilton County Surveyor's Office
Tim Hardin	Duke Energy
Brian Peters	AT & T
Dave Lucas	Hamilton County Highway Department

Mr. Wert calls the meeting to order at 9:00 a.m. He explains that a third item has been added to the agenda. Updated plans will be distributed regarding the proposed salt barn on East 166th Street.

- 1. Committee to consider construction plans and a secondary plat for a 124-lot apartment complex to be called "Templeton Ridge". Property located on the east side of Gray Road, ¼-mile north of East 146th Street in Noblesville Township. Filed by Brittany Heidenreich for Redwood Acquisition, LLC. (LEGP-000578-2014)**

Present for the petitioner are Brittany Heidenreich and Joshua Cribelas of American Structurepoint. Ms. Heidenreich briefly describes the project.

Mr. Lucas states that he will send written comments. The secondary plat will need to contain the County Commissioners signature block. There will need to be an agreement signed regarding the private streets. He asks what the span of the bridge is.

Ms. Heidenreich replies that it will be 22 feet.

Mr. Lucas states that this would put the bridge into the County inventory if it were on a public street. He will seek clarification on what happens in the event the bridge occurs on a private street.

Mr. Dougan states that the review for the Engineering Department was pretty much limited to the sanitary sewer. He distributes written comments. He states he will need a waiver of remonstrance regarding annexation.

Ms. Yelton states that she has some comments regarding easements on the secondary plat. She clarifies that the plat will need the Board of Works signature block, in addition to the County Commissioners.

Mr. Wert states that a formal request will need to be made to the Council regarding the extension of the sanitary sewer outside city limits.

Ms. Yelton says that the zoning request is returning to the Council for another vote following the Plan Commission's negative recommendation.

Mr. Goldfarb states that he submitted comments, although the property is not within the City's MS-4 jurisdiction.

Mr. Mitchell refers to previously submitted comments.

Mr. Cash references applications submitted to the County Surveyor's office including a variance for fill in the flood plain where the pond is shown and the bridge crossing. Reports are being prepared and he will advise when a Drainage Board meeting is scheduled.

Ms. Miessen asks how wide the utility easement is and if the gas meters will be banked on the end.

Ms. Heidenreich confirms that the easement is 20 feet wide and that the gas meters will be banked on the end.

Mr. Hardin recommends a blanket utility easement on this site because of the complexity of extending utilities to all of the units. He asks for an AutoCAD drawing, a service request, and load information on each building.

Mr. Peters state that Steve Krebs will be the engineer for AT&T on this.

Mr. Wert asks about the trail easement along the old Interurban line.

Ms. Yelton confirms that the trail easement will appear on the secondary plat.

Mr. Bennett states that the City will construct the trail at a time deemed appropriate.

Mr. Wert asks if the developer has had contact with the City of Westfield.

Ms. Heidenreich replies they have received feedback from Westfield on lane improvements and right-of-way dedication. These recommendations are reflected on the current drawings.

Mr. Wert states that addresses will be assigned in the next few weeks. He summarizes the pre-construction meeting process.

- 2. Committee to consider construction plans for a retail center. Property located at Lot "O" Saxony Corporate Campus (13398 Tegler Drive) in the City of Noblesville. Filed by Brian Cross for Alderson Commercial Group, Inc. (LEGP-000572-2014)**

Present for the petitioner are Chris Hoffee of Alderson Commercial Group, Brian Cross of Civil Site Group, and Shawn Curran of Curran Architecture. Mr. Cross describes the proposed 13,600 square foot multi-tenant building which will house a 5000 square foot restaurant. Driveways already exist on this lot and will be shared drives with future lot development.

Mr. Dougan recommends that the gas pipeline be staked. He cites a recent construction project, the Shell station, that had to reconfigure the building because the survey was incorrect. He requests documentation on the grease trap. An estimated sewer connection fee will be forthcoming.

Mr. Cross asks if the location of the proposed sewer lateral is acceptable.

Mr. Dougan replies that he brought that question up in review and it was deemed acceptable.

Ms. Yelton states that a secondary plat will need to be submitted. That plat is typically reviewed by the Tech Committee with the construction plans. Review comments from Republic Development are typically submitted with construction plans as well.

Mr. Goldfarb references previously submitted comments. He notes that there is a wetland identified on the plans.

Mr. Cross replies that they have had the Corps of Engineers on site. They have determined it to be non-jurisdictional. They are waiting on an official letter. It also falls under IDEM's exemption of less than ½-acre, waterless state. No mitigation will be required.

Mr. Goldfarb says he will need the documentation, but will not hold the project up at this point. He discusses the water runoff from the dumpster area.

Mr. Cross asks if there are any other lots in Saxony developed with a roof over the dumpster.

Mr. Goldfarb replies that there are not. All, that he is aware of, direct the storm water to a vegetative area with a bio-filtration practice.

Mr. Cross states that he will look at going in that direction.

Mr. Mitchell refers to previously submitted comments.

Mr. Cash states that an outlet permit for the Bennett drain will be required.

Ms. Miessen asks if the petitioner has been in contact with anyone at Vectren on the transmission easement.

Mr. Cross replies that he has conversed with Perry Coy.

Ms. Miessen says that he is the one that can explain what can and cannot be located within the gas easement. She asks about the timeline on construction.

Mr. Cross replies that they are looking at an October start.

Mr. Hardin asks for an AutoCAD drawing, a service request, and load information on the building.

Mr. Peters states that the plans show a four-inch conduit being extended from the northwest for phone service. He prefers coming from the southeast where existing facilities are located along Tegler.

Mr. Cross says they may need to do some exploratory excavation in order to get the drive cut through the mound. He is concerned about utilities being within the mound.

Mr. Wert recommends using suite numbers for addresses on the individual tenant units.

Mr. Dougan summarizes the pre-construction meeting process.

3. Committee to consider construction plans for a salt barn. Property located at 12575 East 166th Street in the City of Noblesville. Filed by Brian McNerney for the City of Noblesville. (LOCP-001127-2014)

Present for the petitioner are Jayson Williams of the Noblesville Street Department, Brian McNerney of Context, Jennifer Roberts of Elements Engineering and Michael Obergfell of American Timber.

Mr. Wert explains that the City, for some time, has had plans for a salt barn on property slated for Eastside Park off of East 166th Street. Last year's snowfalls have resulted in the timetable being pushed up. The City would like to have this facility built and operational by the first part of December. He thanks the Committee for their tolerance for looking at this item at the last minute. Digital plans will be forwarded later today and anyone needing full size paper documents will get them.

Mr. McNerney explains that this design has been incorporated into an overall design of Eastside Park. The immediate area would include a maintenance building for the Parks Department, although this building will be built at a later date. The only utility required will be power for lighting and operation of the garage door. Currently, the site is not in close proximity to a fire hydrant. When the maintenance building is constructed, a water main will be extended to this area and a hydrant installed at that time.

Ms. Roberts states that the site drains south to the County regulated drain. Primary detention will be in bio-swales that will not have an outlet structure. She discusses water quality measures. Two of the three bio-swale areas will be planted in native plants. The only outlet to the regulated drain will be underdrains that will serve the bio-swales.

Mr. Obergfell explains that the building will be constructed out of treated timber, 120 by 70 feet. It will be externally braced to protect the structure from salt.

Mr. Dougan asks about restroom facilities.

Mr. Bennett replies that no restroom facilities are being provided as part of this project. Restrooms will be provided with the maintenance building which is part of the first phase of the Eastside Park project. The administration hopes to begin construction on Phase 1 sometime in 2015.

Mr. Goldfarb states he will probably have a few minor comments on the stormwater protection plan when he has a chance to fully review the plans. For the operation and maintenance manual, the City of Noblesville will be listed as the owner, with Parks & Recreation as the contact.

Ms. Roberts asks if a Rule 5 notice is required.

Mr. Goldfarb asks if this is under 1 acre.

Ms. Roberts replies that around 4 acres will be disturbed. They will be excavating for the site of the maintenance building as well.

Mr. Goldfarb asks if there will be export or import of dirt for this project.

Ms. Roberts replies that they will need to import dirt.

Mr. Goldfarb states that a Rule 5 notice should be submitted.

Mr. Cash states that an outlet permit will be required for the outlet into the Lehr Drain. That drain has been recently excavated. He asks for a full set of plans. He asks if there is any fill taking place in the flood plain.

Ms. Roberts replies that no filling will take place in the flood plain.

Mr. Cash asks if it is not typical to have the Soil & Water Conservation Service review SWPPP plans on a City project.

Mr. Goldfarb replies that it is. He will advise John South.

Ms. Roberts states that she will send a copy of the plans to Mr. South.

Mr. Hardin asks for an AutoCAD drawing, a service request, and load information on the building.

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