

**NOBLESVILLE TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
September 18, 2014**

The Noblesville Technical Advisory Committee met in regular session on Thursday, September 18, 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
Brian Gray	City of Noblesville Engineering Department
Jim Hellman	City of Noblesville Engineering Department
Ira Goldfarb	City of Noblesville Stormwater Division
Cathy Miessen	Vectren Energy
Pat O'Brian	Indiana American Water Company
Steve Cash	Hamilton County Surveyor's Office
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 and a secondary plat for a 352-unit apartment complex to be called "Millstone Of Noblesville". Property located on the west side of North Pointe Boulevard, ½-mile north of East 146th Street in the City of Noblesville. Filed by Mike DeBoy for Millstone Partners, LLC. (LEGP-000855-2014, PLAT-000844-2014, LOCP-000849-2014)**

Present for the petitioner is Mike DeBoy of DeBoy Land Development Services. This project includes 16 apartment buildings, a maintenance building and a clubhouse. Utilities will be private. He has requested "will-serve" letters from the applicable utilities. The owners would like to break ground yet this year if possible. The project will be constructed in one phase.

Mr. Gray refers to written comments previously distributed to the petitioner. Stop signs and stop bars will be needed at both entry ways. Internal signs should meet the reflectivity standards.

There is a discussion regarding the dumpster.

Mr. Goldfarb states that a dumpster cover is not necessarily required for the dumpster area. If the drain is to be connected to the sanitary sewer, a cover will be needed to prevent clear flow from entering the system. An alternative would be to slope the grade to a vegetative area or a bio-filtration area. There cannot be a direct connection to the storm sewer system, however.

Mr. Wert distributes written comments. He questions if the parcel to the north should not be included as part of the plat. It appears that a new parcel is being created. He recommends that the north parcel be platted and that the scale be modified to reduce the numbers of sheets from the current ten sheets. He has additional recommendations for the landscape plan.

Mr. Goldfarb distributes written comments. He states that he did not see information about construction phase runoff. He needs a bollard detail for the AquaSwirl. He recommends bringing the device closer to the pavement edge for maintenance purposes. He reiterates the need for a dumpster detail. He discusses the post-construction operations and maintenance manual that must be recorded and referenced on the secondary plat.

Ms. Miessen asks if the apartments will be served with gas.

Mr. DeBoy replies that he does not know. He will find out and advise.

Mr. O'Brien said a letter went out responding to the will-serve request. There is discussion about the location of the meter pit.

Mr. Cash explains that the non-enforcement request is moving forward.

Mr. Gray mentions that if the parcel to the north is being platted, the sidewalk will need to be extended north to the north property line of the north parcel.

Mr. Cash states that a crossing permit will be required for the sidewalk.

Mr. DeBoy states that his client is not buying that parcel.

Mr. Gray states that it is still required that the sidewalk be installed. He explains that a performance bond could be posted.

Mr. Hardin requests an easement along North Pointe Boulevard so that he can extend facilities south from 148th Street. A blanket easement on the apartment site would be preferable. He asks for an AutoCAD drawing, load information and a new service request.

Mr. Peters states that AT&T would like a blanket easement as well. He explains that as of July of this year, AT&T is no longer considered the carrier of last resort. Which means they do not necessarily have to serve a given property. Many apartments want just the alarm service from AT&T. He says a commitment will be necessary from the owner.

Mr. Wert asks for a layout of the street names so addresses can be assigned.

2. Committee to consider construction plans for installation of a water line. Property located along future Presley Boulevard extended south from State Road 32 in the City of Noblesville. Filed by Brad Schrage for the Terry Lee Crossing, LLC. (LOCP-001214-2014)

Present for the petitioner is Brad Schrage of American Structurepoint. He explains that the route of the water line will be north from Pleasant Street along the future Presley Boulevard, then west to the Terry Lee parcel.

Mr. Hellman references a previously submitted comment letter.

Mr. O'Brien asks for a 20-foot utility easement on the west side of the future right-of-way for this line.

Mr. Schrage replies that he believes the intent is to provide a 20-foot utility easement on both sides of the Presley Boulevard right-of-way.

Mr. Hardin states that Duke has an existing easement.

Mr. Cash asks what the timeline of the project is.

Mr. Schrage replies that it will be just ahead of the road project which will be late fall of this year.

3. Committee to consider a secondary replat for Lots 12, 33, 34, & 35 of Hinkle Creek Estates in Noblesville Township. Filed by Tom Lazzara for Andrew and Lori Cornell. (PLAT-000861-2014)

Present for the petitioner is Tom Lazzara of Custom Living. The owners of the existing house on Lot 33 have purchased one lot to the west and two lots to the east and hope to construct an aesthetic pond and a greenhouse and garden on the lot to the west. On the lots to the east they intend to preserve the existing wetlands, but create a baseball diamond and soccer field for their personal use. It will also have a recreation barn with an indoor basketball court. The four lots will be combined into one.

Mr. Wert asks if this is just for private use.

Mr. Lazzara confirms that it is.

Ms. Yelton reminds the petitioner that the size of the accessory building will necessitate a variance from the Board of Zoning Appeals.

Mr. Cash asks for a hard copy of the proposal.

Mr. Lazzara states that they are trying to reuse some of the dirt where the baseball field will be. They would like to regrade the area to the east of the wetlands. The owner's sump pump runs constantly and the wetland has flooded over killing some of the vegetation. The intent is just to do some step down grading.

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