

**NOBLESVILLE TECHNICAL ADVISORY COMMITTEE  
MEETING MINUTES  
November 20, 2014**

The Noblesville Technical Advisory Committee met in regular session on Thursday, November 20, 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
Cathy Miessen	Vectren Energy
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 an addition to an existing building. Property located at Lot Y Saxony Corporate Campus (14460 Getz Road) in the City of Noblesville. Filed by Paul Elmer for Pharmakon Long Term Pharmacy, Inc. (PLAT-001311-2014, LEGP-001312-2014, LOCP-001628-2014)**

Present for the petitioner are Andy Swanson and Nicholas Vergatos of BSA Lifestructures.

Mr. Dougan refers to a letter previously distributed by Brian Gray.

Mr. Wert asks if there are any questions regarding Brian's letter.

Mr. Vergatos replies no. They talked to Brian on the phone yesterday.

Ms. Yelton states that she will develop a letter summarizing her comments. She would like to see dimensions denoting the setback of the building addition and color building elevations. She advises that a secondary plat was never recorded for the existing building site. The new plat should show all three parcels combined into one lot.

Mr. Goldfarb refers to written comments.

Mr. Vergatos has a question regarding stockpiling quantities. If they do not intend to stockpile topsoil, are quantities still needed?

Mr. Goldfarb replies that he always likes to know the quantities being either imported to or exported from a job site. He clarifies another comment by saying that there is a steep slope running to a detention basin that will probably need some kind of diversion besides a silt fence.

Mr. Cash asks if they are encroaching into the regulated drain easement.

Mr. Vergatos replies that there is a new outfall being installed.

Mr. Cash states that they will be required to submit an outlet request.

Ms. Miessen states that the petitioner will need to make application for new service. It will require a main extension.

Mr. Hardin will need a new service request. Easements will also be needed.

Mr. Peters asks if additional telephone facilities will be needed.

Mr. Vergatos replies no.

Mr. Wert describes the pre-construction meeting process.

**2. Committee to consider construction plans for roadway construction. Property located east and south of the intersection of Cherry Street and State Road 37 in the City of Noblesville. Filed by Brad Schrage for the City of Noblesville. (LOCP-001633-2014)**

Present for the petitioner are Josh Hogan of American Structurepoint and Mike Cooke of Terry Lee Crossing.

Mr. Dougan refers to a previously submitted letter written by Jim Hellman.

Mr. Mitchell states that he submitted some comments to Mr. Schrage.

Mr. Goldfarb refers to written comments. He needs to see the all of the diversion structures with the associated inverts. The outlet structure material needs to be changed to aluminum or a galvanized product.

Mr. Cash asks if the culvert under the existing drive is being replaced.

Mr. Cooke replies that it is not.

Ms. Miessen asks if there are utility easements provided

Mr. Hogan replies that utility easements will be shown on the next set of construction plans.

Mr. Peters also needs utility easements dedicated. He asks if Terry Lee has made any decision about phone service.

Mr. Cooke states that they have not yet made any decisions on phone service.

Mr. Wert asks if Terry Lee has an anticipated opening date.

Mr. Cooke replies that the target opening date is March 1.

**3. Committee to consider a secondary plat for “Westfield Public Safety Training Academy”. Property located at 7925 East 160<sup>th</sup> Street in Noblesville Township. Filed by Todd Burton for the City of Westfield. (PLAT-001292-2014)**

Present for the petitioner is Terry Miller of Paul I. Cripe, Inc. and Jeremy Lollar of the City of Westfield.

Mr. Lucas states that the County’s Thoroughfare Plan requires 85 feet of right-of-way from the center of River Road within 500 feet of the intersection and 75 feet otherwise. It shows 60 feet of right-of-way from the center of 160<sup>th</sup> Street for the first 500 feet, 50 feet otherwise. The corner cut should have two 35-foot legs. The Board of Commissioners certificate needs to appear on the plat as well as a dedication statement. Mr. Lucas will send the exact language in a letter. He mentions an area on the property near River Road that may have a drainage discharge with no outlet. He will research further, but a drainage easement may need to be added to the plat.

Mr. Miller questions how far east dedicated 160<sup>th</sup> Street is located.

Mr. Lucas states that he believes it is near the curve; he will get an exact distance.

Mr. Burton believes Citizen’s Energy now owns Lot 2.

Mr. Miller states that the County records reflected Westfield as the owner a few days ago.

Mr. Burton will research and advise.

Mr. Cash understands that this submission is just a secondary plat, but he believes that future construction plans should identify the 100-year flood plain.

Mr. Miller states that the flood plain is shown on the Alta survey that will be recorded.

Ms. Yelton advises that the secondary plat has to show the base flood elevation. She notes that flood maps have changed effective yesterday.

The meeting is adjourned at 9:50 a.m.