

NOBLESVILLE TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
April 16, 2015

The Noblesville Technical Advisory Committee met in regular session on Thursday, April 16, 2015 in Noblesville City Hall. Members in attendance were as follows:

Andy Wert	City of Noblesville Planning Department
Joyceann Yelton	City of Noblesville Planning Department
Denise Aschleman	City of Noblesville Planning Department
Brian Gray	City of Noblesville Engineering Department
Ira Goldfarb	City of Noblesville Stormwater Division
Matt Mitchell	City of Noblesville Fire Department
Steve Cash	Hamilton County Surveyor's Office
Cathy Miessen	Vectren
Tim Hardin	Duke Energy
Brian Peters	AT&T

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

- 1. Committee to consider a preliminary development plan for an 80-lot residential subdivision to be called "The Reserve At Woodside". Property located on the south side of East 169th Street, ½-mile east of Gray Road in Noblesville Township. Filed by Jon Dobosiewicz for Beazer Homes. (LEGP-565-2015)**

Present for the petitioner are Amanda Deardorff and Richard Henderson of Beazer Homes, Travis Gaither of HWC Engineering, and Jon Dobosiewicz of Nelson & Frankenberger. Mr. Dobosiewicz states that this proposed subdivision will be presented to the Plan Commission at their May 18th meeting. He compares the product to the homes currently being built in Promenade Woods, although with some significant changes.

Mr. Wert points out that this is not currently within city limits. Annexation would typically occur after zoning approval. He recommends that a petition for annexation be submitted as early as possible so that work on the fiscal plan can begin.

Mr. Gray refers to previously submitted written comments.

Mr. Goldfarb explains that for the storm water portions of the plans, there will be dual review between his office and the County Surveyor's Office.

Mr. Cash notes that there is no indication of the 100-year flood plain on the property.

Mr. Gaither replies that the new flood maps do not show this as having been mapped.

Mr. Cash believes that Schneider Engineering has done a study of this with the Slater Farms project.

Mr. Peters notes that this is not in AT&T's jurisdiction.

2. Committee to consider construction plans and a secondary plat for a 41-lot residential subdivision to be called "Trailside Woods". Property located on the south side of State Road 32, ¼-mile east of Gray Road in Noblesville Township. Filed by Ed Hamilton for Trailside Woods, LLC. (LEGP-573-2015, LOCP-514-2015)

Present for the petitioner are Ed Hamilton and Neil Goradia of Trailside Woods, LLC. Mr. Hamilton briefly summarizes the proposed development, which will be constructed in one section.

Mr. Gray refers to previously submitted written comments. He advises separating out the storm and sanitary sewers on the plan and profile sheets. The submittal to IDEM will require this. He notes that the subdivision sign is shown within the right-of-way at the entrance. He asks if this has been handled with a permanent encroachment agreement in the past.

Mr. Wert states that subdivision entry signs are typically located off of the right-of-way in a sign easement. The limited width of the property at State Road 32 does not allow for this, so it will need to go through a permanent encroachment agreement, with approval by the Board of Public Works.

There is further discussion on the sanitary sewer system. Mr. Gray explains that it is not necessary to plat right away. Infrastructure can be installed prior to platting. Any unfinished infrastructure at the platting stage must be covered by performance bonds. The only required surety at the Improvement Location permit stage is for storm sewers and erosion control.

Ms. Yelton states that she has not finished her review yet but will get comments out later this week. She clarifies that an Improvement Location Permit will not be issued until Tech Committee comments and concerns have been addressed.

Mr. Goldfarb states that he did not see a full SWPPP plan. He references a checklist of information needed for Rule 5 requirements. He is delaying his review pending submission of this plan. He asks where annexation stands on this.

Mr. Wert replies that the Council approved the annexation Tuesday night. The effective date is May 20th.

Mr. Cash asks when they anticipate breaking ground.

Mr. Hamilton states that they may like to do some tree clearing fairly soon. But actual construction will not be until after May 20.

Mr. Cash states that there will be an outlet permit required for the Fred Hines drain. He encourages paying careful attention to the north side of the property and picking up drainage from existing field tiles. There may be some perimeter drain tiles for septic fields tied into these tiles. He will submit a letter later this week.

Ms. Miessen is concerned about the lack of 20-foot utility easements on either side of the entry drive.

Mr. Hardin states that he has the same concern. At the entry, there is only 15 feet for all utilities to be run.

Mr. Hamilton asks if sleeves could be used for each utility line. He adds that there is landscaping in that area as well.

Ms. Miessen and Mr. Hardin both accept the idea.

Mr. Hardin states that he will need two four-inch conduits.

Ms. Miessen states that she believes that a single three-inch conduit will be acceptable.

Mr. Wert states that Red Oak Drive is a duplicate street name, so another name will need to be substituted.

3. Committee to consider construction plans and a secondary plat for a 49-lot section of Lake Forest (Lake Forest Of Noblesville Section 2). Property located north and west of the intersection of Hazel Dell Road and East 161st Street in the City of Noblesville. Filed by Chris Werth for Boomerang Development. (PLAT-562-2015, LOCP-504-2015)

Present for the petitioner are Chris Werth of Boomerang Development and Eric Gleissner of Civil Site Group. Mr. Gleissner summarizes the proposal. The plat is split into east and west sections. A new detention pond will be installed with this section.

Mr. Gray refers to previously submitted written comments. There is some discussion on a sanitary sewer reimbursement contract.

Mr. Goldfarb advises that written comments will be forthcoming. He recommends reducing the number of plant species around the ponds to around six. It will be easier for the homeowners' association to maintain.

Mr. Cash notes that an outlet permit is required. A comment letter will be forthcoming. He discusses the proposed trail that will follow the creek. The Surveyor's Office has conservation standards that would only require limited clearing and would provide for maintenance access.

Ms. Miessen asks when service will be needed.

Mr. Werth states probably the end of the year.

Mr. Hardin asks for an AutoCAD drawing and a service request.

Mr. Peters that AT&T will continue service from Section 1.

Mr. Wert states that Grand Prairie Way exceeds the character limit of street names by one.

Mr. Gray states that the standards allow for 13 characters with a smaller font. He will look into this.

4. Committee to consider construction plans and a secondary plat for a new restaurant. Property located at Lot F Saxony Corporate Campus (13489 Tegler Drive) in the City of Noblesville. Filed by Brad Schrage for Interstate Holdings, LLC. (LEGP-588-2015, PLAT-591-2015, LOCP-593-2015)

Present for the petitioner is Josh Hogan of American Structurepoint. Mr. Hogan states that this will be a 7100 square foot restaurant to be called Aspen Creek Grill.

Mr. Gray refers to previously submitted written comments. He will need specifications of the grease interceptor for the building permit stage.

Ms. Yelton states that she has the approval comments from the Saxony Review Board. She will have staff comments sent out tomorrow.

Mr. Mitchell refers to previously submitted comments.

Mr. Goldfarb refers to previously submitted comments. An Operations and Maintenance Manual will be needed. He discusses the dumpster area.

Mr. Hogan says he will coordinate with the architect on the details of the dumpster area.

Mr. Cash states that an outlet permit will be needed.

Ms. Miessen asks when construction is anticipated.

Mr. Hogan replies probably June or July.

Ms. Miessen advises that an application will need to be submitted along with load information.

Mr. Hardin mentions that Tracy Grady will be the engineer on the project. He will need a new service request, AutoCAD drawing, and load information.

Mr. Peters asks for a 2-inch conduit from the building.

Mr. Wert outlines the pre-construction meeting process and states that as-builts will need to be submitted once the project is completed.

5. Committee to consider construction plans for an automobile dealership. Property located at 1615 South 10th Street in the City of Noblesville. Filed by Kevin Sumner for Dealers Auto Outlet, Inc. (LOCP-519-2015)

Present for the petitioner are Kevin Sumner of Weihe Engineers and Scott Eiker of Design & Build Corporation. Mr. Eiker describes the proposed project, an existing dealer that wishes to build a structure for service bays and sales displays. He mentions that the owner is considering demolishing the existing house on the property.

Mr. Gray advises that this area does not have combined sewers so storm water cannot be drained to the sanitary sewer. He states that a separate meeting is probably in order to investigate the best way to deal with the increased storm runoff from this lot.

Mr. Eiker states that he had met with Jim Hellman from Noblesville Engineering and that right-of-way would not need to be dedicated.

Mr. Gray replies that this will have to be looked into further. If offsite storm sewer is going to be run, it will have to be covered by an easement if it is not run in right-of-way.

Ms. Aschleman refers to written comments that she is working on. She asks for architectural elevations. She says the plans do not show the pavement connecting the concrete apron.

Mr. Eiker says that he will pave the lot to the north.

Ms. Aschleman states it needs to be shown on the plans. Building base landscaping has to be installed on at least three sides. A variance may be needed for this standard. Setbacks for the building and parking lot are measured from future right-of-way. The ordinance requires a ten foot setback and the plans show that it is zero.

Mr. Mitchell refers to previously submitted comments.

Mr. Goldfarb refers to previously submitted comments. He states that disturbed area is ultimately likely to be over one acre. He believes a Notice of Intent needs to be filed and a SWPPP plan prepared. If an off-site storm sewer is involved, it will definitely be over one acre. He says the combination sewers are two blocks to the north. He notes that the Aqua Swirl needs to be off line.

Ms. Miessen says gas is located out front and in the alley.

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

Mr. Eiker asks if there is 3-phase service in the area.

Mr. Hardin believes there is 3-phase at Carbon Street.

Mr. Peters needs a 2-inch conduit from the building.

Mr. Gray suggests a separate meeting to address the storm water discharge.

The petitioners are agreeable.

6. Committee to consider construction plans for a storage building. Property located Lot 8 Park 32 West (255 Park 32 West Drive) in the City of Noblesville. Filed by Eric Gleissner for Zach Stephenson. (LOCP-586-2015)

Present for the petitioner are Zach Stephenson of MH Land Company, Eric Gleissner of Civil Site Group and Nathan Althouse of Miller Surveying. Mr. Gleissner states that Mr. Stephenson wants to build a building to house equipment for his landscaping business.

Mr. Gray states that the minimum radius for a driveway entrance is thirty feet. He asks if they are cutting the curb.

Mr. Gleissner states that they were not planning on that since it is an existing roll curb.

Ms. Aschleman notes that the plan shows more landscape plantings than are required, so they can actually be reduced. Since the landscape area is over 1000 square feet, a landscape architect needs to certify the landscape plan.

Mr. Mitchell refers to previously submitted comments.

Mr. Goldfarb notes that written comments will be forthcoming.

Mr. Cash is not aware of any flooding problems with the ditch. Written comments will be forthcoming.

Ms. Miessen asks if gas will be needed.

Mr. Stephenson replies no, gas will not be needed.

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

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

Mr. Stephenson is not sure yet.

Mr. Wert briefly outlines the pre-construction meeting process.

7. Committee to consider a primary and secondary plat for a 4-lot residential subdivision to be called “James Road Estates”. Filed by Nathan Althouse for Michael & Teri Gollner. (PLAT-540-2015, PLAT-541-2015)

Present for the petitioner is Nathan Althouse of Miller Surveying. Mr. Althouse explains that this property is made up of four parcels now. They are proposing to move the lot lines and plat four new lots. One lot has an existing house. The others will be potential new home sites on well and septic.

Mr. Gray notes that 40 feet of right-of-way is all that is necessary for this plat.

Mr. Cash notes that the owner has been working with the Surveyor’s Office on the outlet permit.

Ms. Miessen states that the nearest gas line is at 196th Street and 206th Street.

Mr. Hardin asks for an AutoCAD drawing.

Mr. Peters says facilities are present on James Road.

The meeting is adjourned at 11:10 a.m.