



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, December 19, 2018
Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall.
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. **Docket No. 18100012 DP/ADLS: Freddy's Frozen Custard & Steakburgers**
Docket No. 18100013 Replat: Freddy's Frozen Custard & Steakburgers (submitted in ProjectDox)
The applicant seeks site plan and design approval, and replat approval for a new restaurant. The site is located at 9701-9703 N. Michigan Rd., on North Augusta Subdivision Lots 8 & 9. The site is zoned B2/Business within the US 421 Overlay. Filed by Eric Gleissner of Civil Site Group.

Eric Gleissner with Civil Site Group and Blake Epperson with Freddy's Frozen Custard presented the project.

Greg Hoyes – Hamilton County Surveyor's Office

- Letter sent. Since the project will drain into the Michigan Road INDOT storm sewer, the Hamilton County Surveyor's Office is not involved.

Ryan Hartman – TriCo Regional Sewer Utility

- Department is still waiting on final set of plans and M.E.P. Mr. Gleissner said he will incorporate all comments into one set of plans and re-send.

Daren Mindham – City of Carmel Urban Forestry

- Mr. Mindham said there is a power line on the east side so perhaps the shade trees can be changed to ornamentals. Also, there is a patch of landscaping along the southwest corner that may need to be filled in.

Angie Conn – City of Carmel Planning & Zoning

- There are a few comments regarding the re-plat. Ms. Conn said she will get with Rachel Keesling to make sure comments are added to Project Dox.

Alex Jordan – City of Carmel Engineering

- Comments were issued on Project Dox. There were no major issues so the Department will await the revised plans. Mr. Gleissner asked about the comment regarding widening the commercial entrance to 30-feet. Mr. Jordan said this comment only applies to the entrance off 97th Street. Mr. Gleissner said regarding the comment on the swale along 97th Street, there are actually two gas mains along this street, including a 19-inch steel gas main. For this reason, there would be no way to cut into this area. Mr. Gleissner said he would like to propose the swale to be constructed on their own property. Mr. Jordan said this should work.

Dave McCoy – City of Carmel Addressing Coordinator

- Mr. McCoy said the preferred address would be 9703 Michigan Road. Mr. Epperson said this address should be fine.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. The only question was whether the curb in front of the ADA was flush with the pavement. Mr. Gleissner said it is flush, which is the Freddy’s standard design.

Alexia Lopez – City of Carmel Planning & Zoning

- All comments will be deferred to Rachel Keesling

Rachel Keesling – City of Carmel Planning & Zoning

- Comments are complete. Ms. Keesling said she has worked extensively with the project architect regarding the design.

9:10 a.m. **Docket No. 18110008 DP/ADLS: Zotec Partners Tech Village. (submitted in ProjectDox)**

Docket No. 18110009 V: The Bridges PUD (Z-550-11) – Sections 4.5, 4.6, 4.7 and Exhibits 6, 7, 8 – Architectural Style: Prairie style required, Modern style requested

The applicant seeks site plan and design approval with a variance for a new, 5 story (93’6” tall) office building totaling about 120,000 sq. ft. and 5 story, 463 space parking garage on 7.51 acres. The site is located at the southeast corner of Illinois Street and Fidelity Way (south of 116th Street). It is zoned PUD within The Bridges PUD (Z-550-11) and is not located within any overlay zone. Filed by Brian Tuohy of Doninger Tuohy & Bailey LLP on behalf of the owner, ZP Investments, LLC.

Chris Boardman and John Jackson with Ratio, and Aaron Hurt with CEC presented the project. Mr. Boardman said Zotec Corporation is a Carmel-based company which employs approximately 300 people. This 5-story building will serve as Zotec’s corporate headquarters. Mr. Boardman added that the parking and infrastructure is being designed to accommodate an expansion or additional development in the future.

Greg Hoyes – Hamilton County Surveyor’s Office

- Comment letter sent. An outlet permit will be required, as well as the final drainage calculations.

Ryan Hartman – TriCo Regional Sewer Utility

- Comments sent. Mr. Hartman said the private sanitary sewers are in the process of being dedicated over to TriCo. He added that once these are dedicated to TriCo, the developers will be able to tie into them.

Daren Mindham – City of Carmel Urban Forestry

- Mr. Mindham said comments have been submitted on Project Dox. He added that most of the comments are minor.

Angie Conn – City of Carmel Planning & Zoning

- Comments will be deferred to Rachel Keesling.

Alex Jordan – City of Carmel Engineering

- Comments sent via Project Dox. Mr. Jordan said the Department would like details on the detention. Also, Mr. Jordan said the petitioner will need to look at the roundabout line work, as it doesn’t appear to line up with what is being proposed for the entrance. Also, regarding the roundabout on the south side of the property, Mr. Jordan asked if the detention will be designed around the roundabout or if it will be installed and then changed later. Mr. Boardman said the design mirrored the roundabout to the north and then was overlaid into the design on the south.

Dave McCoy – City of Carmel Addressing Coordinator

- Mr. McCoy said the new street to the north does not necessarily need to be a named street. He said the northwest building could be an Illinois Street address, while the northeast building could be Illinois Street or even Fidelity Way. Mr. McCoy said as the project moves forward, the street names and addressing can be discussed.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. No further comments at this time.

Alexia Lopez – City of Carmel Planning & Zoning

- All comments will be deferred to Rachel Keesling.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling asked about the raised sidewalk that appears on the plans. Mr. Boardman said this was only a decorative detail added to the renderings and may not ultimately get done. Ms. Keesling also asked about the garage, and whether there is something else behind the screen between the pre-cast floors. Mr. Boardman said this area is all open. Ms. Keesling said the renderings also show a sign on the rooftop mechanical equipment facing US-31. This would need a variance since it does not face a public street. She added that the garage would not be able to have a sign either, since it is an accessory structure.

9:20 a.m.

Docket No. 18110010 PP: Camferdam Subdivision, Primary Plat (submitted in ProjectDox)

Docket No. 18110012 SW: Camferdam Waiver - UDO 7.25.E.3: Connectivity: All developments shall provide stub streets

The applicant seeks primary plat and design standard waiver approval for a 12 lot subdivision on 18 acres. The site is located on the east side of Hoover Road, north of 116th Street. It is zoned S-1/Residential. Filed by Nelson and Frankenberger, on behalf of Platinum Properties Management Company.

Jon Dobosiewicz and Jim Shinaver with Nelson & Frankenberger, and Tim Walter with Platinum Properties presented the project.

Greg Hoyes – Hamilton County Surveyor’s Office

- Letter sent. Mr. Hoyes said there are no major concerns with the Primary Plat. A floodplain study will be required for the creek, and the property will need to be walked to make sure no improvements need to be done.

Ryan Hartman – TriCo Regional Sewer Utility

- Mr. Hartman said he met with the project Engineer last week to discuss sewer options. Once these plans have been finalized, TriCo will review the plans.

Daren Mindham – City of Carmel Urban Forestry

- Comments submitted in Project Dox. Mr. Mindham said the main concern was getting a woodland evaluation to figure out what percentage of the woods will be required to be kept. There will also need to be an open space plan to show the breakdown of type and location for the woods.

Angie Conn – City of Carmel Planning & Zoning

- Comments will be deferred to Alexia Lopez.

Alex Jordan – City of Carmel Engineering

- Comments sent through Project Dox. There are no further comments at this time.

Dave McCoy – City of Carmel Addressing

- No comments.

David Littlejohn – City of Carmel Alternative Transportation

- Comments submitted on Project Dox. Most of the comments were relating to the crosswalk at the front of the neighborhood. Mr. Littlejohn said there appear to be two crosswalks right next to each other.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez said this is still being reviewed on Project Dox. She asked if the developer has reached out to the property owner to the south regarding the stub street. Mr. Dobosiewicz said the developers were in a rush to get a plat together when the 116th Street Overlay was being put in place and they were trying to secure the ability to divide the property in the future. Ms. Lopez said what the Department would like to avoid is a situation where each property owner plats their own properties and there is no connection possible. Mr. Shinaver said the intention would be to preserve a majority of the east side of the property since it is considered floodplain and homes would not be able to be built on it. Ms. Lopez said she will also need to see the locations of entrance signage. Mr. Dobosiewicz said the Project Dox system does not allow for timely responses as the system requires that all parties have completed their reviews before the applicant will be allowed to resubmit. He added that this leads to delays that sometimes last weeks at a time. Mr. Dobosiewicz said a suggested change to the system would be if there are 5 agencies reviewing the plans and 4 of the 5 are complete, to allow responses to be submitted without having to wait for the 5th agency to complete their review, which can sometimes take weeks.