



# CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, February 20, 2019  
Place: Dept. of Community Services Conference Room, 3<sup>rd</sup> Floor, Carmel City Hall.  
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

**9:00 a.m. Docket No. 19010007 SP: The Hamlet at Jackson's Grant, Section 2.**

The applicant seeks administrative secondary plat and construction plans approvals for 22 lots on 3.4 acres. The site is located at approximately 12000 Spring Mill Rd., around 1,300' north of 116th St. It is zoned Silvara PUD/Planned Unit Development. Filed by Brett Huff of Stoepelwerth & Associates.

Brett Huff of Stoepelwerth & Associates and Doug Wagner with Republic Development presented the project. Mr. Wagner said this product is an attached townhome that looks as if it is detached.

**Greg Hoyes – Hamilton County Surveyor's Office**

- Letter sent. Mr. Hoyes said the only issue he saw was the width of the easements in the common areas, as there were a few 20-foot easements instead of 30-foot.

**Dave McCoy – City of Carmel Addressing Coordinator**

- Mr. McCoy said Rail Drive is already being used within the county so will not be able to be used. Mr. Wagner said he is not sure what will end up being used but will send as soon as he has it.

**Rodney Johnson – Indianapolis Power & Light**

- Mr. Johnson said IP&L has been to the site several times and he thinks they have what they need for this project.

**Ryan Hartman – TriCo Regional Sewer Utility**

- Mr. Hartman said he sent an email at the beginning of the year and he does not have any additional comments.

**Alex Jordan – City of Carmel Engineering Department**

- Comments issued in Project Dox. Mr. Jordan said there were no major concerns since everything is master planned.

**David Littlejohn – City of Carmel Alternative Transportation**

- Review comments sent on Project Dox. No further comments.

**Rachel Keesling – City of Carmel Planning & Zoning**

- No comments.

**Angie Conn – City of Carmel Planning & Zoning**

- Comments submitted through Project Dox.

9:10 a.m. **Docket No. 19010008 SP: The Amenity Area at the Legacy.**

The applicant seeks administrative secondary plat and construction plans approvals for an amenity area on 2.75 acres. The site is located at approximately 6850 E. Cherry Creek Blvd., around 1,900-ft west of Community Dr. It is zoned PUD/Planned Unit Development. Filed by Brett Huff of Stoeppelwerth & Associates.

Brett Huff with Stoeppelwerth & Associates presented the project. Mr. Huff said the amenity area is due to open in 2020 so it will most likely begin towards the end of 2019.

**Greg Hoyes – Hamilton County Surveyor’s Office**

- Mr. Hoyes said the department has an outlet permit and will issue when the project is ready to move forward.

**Dave McCoy – City of Carmel Addressing Coordinator**

- Mr. McCoy said he feels Larson would be the best street for this address to be based on. Mr. Huff said that is acceptable to him.

**Ryan Hartman – TriCo Regional Sewer Utility**

- This project is outside of TriCo service territory.

**Alex Jordan – City of Carmel Engineering Department**

- Mr. Jordan said this project was master planned and there are no major issues. Mr. Huff said there are sub-surface drains to pick up some of the low points, and he was told by Crossroads Engineering that there needed to be 22-inch manholes because of the City standards. Mr. Jordan said since this is private the Engineering Department would support what Stoeppelwerth is asking for. Mr. Jordan asked if the playground will be a splash pad. Mr. Huff said it will be just a typical playground.

**David Littlejohn – City of Carmel Alternative Transportation**

- Project was reviewed on Project Dox. Mr. Littlejohn said the ordinance requires bicycle parking for assembly areas for 2% of the maximum capacity, so therefore he will need to know the maximum capacity if the pool, playground, building, and courts, and the Department will determine the required bike parking spaces based on this information. Mr. Littlejohn said on the northeast portion of the site, there is an ADA ramp on one side but not the other. Also, he said there is supposed to be a pedestrian facility next to the promenade within the right-of-way. Mr. Huff said this was turned into a two-way street, as on-street parking is not possible with the product that is being built in this area. Mr. Littlejohn asked if, because the pool is private, it will be ADA compliant. Mr. Huff said it will be ADA compliant with access to the playground as well.

**Rachel Keesling – City of Carmel Planning & Zoning**

- No comments.

**Angie Conn – City of Carmel Planning & Zoning**

- Comments issued through Project Dox.

9:20 a.m. **Docket No. 19010013 TAC: Carmel Clay Public Library – West Branch.**

The applicant seeks administrative approval to renovate and add onto an existing building (former Broccoli Bills grocery store) for a new library branch. The site is located at 12770 Horseferry Rd., within Block D of Section 3004 of The Village of WestClay. It is zoned PUD/Planned Unit Development and is not located within any overlay zone. Filed by Robert Schwartzkopf of Rowland Design.

Bob Schwartzkopf with Rowland Design and David Huffman with Circle Design Group presented the project. He said the interior of the existing building will be gutted and turned into one large space, with a mezzanine level added. This mezzanine level will contain storage, some mechanical rooms, and a couple reading rooms. Also, the patio on the east side will be enclosed and turned into a four seasons room for reading and lounging. Mr. Schwartzkopf said on the north side, a dock area is being enclosed and turned into a book drop, with a conveyor system that will sort the books into bins. Mr. Huffman said the water, sanitary sewer, electric feeds, and gas service will all stay in the existing locations.

**Greg Hoyes – Hamilton County Surveyor’s Office**

- Letter sent. Mr. Hoyes said this is covered for drainage under the master plan.

**Dave McCoy – City of Carmel Addressing Coordinator**

- No comments.

**Ryan Hartman – TriCo Regional Sewer Utility**

- Email sent. Mr. Hartman asked if the dock in the back of the building is existing. Mr. Schwartzkopf said the entire area is existing but it will be reconfigured. He added that the thing that swings out over the cleanout will not be there once the project is complete. Mr. Hartman said if there will be additional use to the building there may be additional fees required, so TriCo will need to see usage calculations.

**Alex Jordan – City of Carmel Engineering Department**

- Mr. Jordan said he had a comment regarding the construction entrance and also about more protection around the perimeter. Mr. Huffman said the construction entrance will not be located off Horseferry or Birdcage, but rather it will be off the private drive. Mr. Jordan said the only thing that will be required is a right-of-way permit.

**David Littlejohn – City of Carmel Alternative Transportation**

- Comments sent on Project Dox. Mr. Littlejohn said the comment is related to bike parking being included as an amenity to the area. Mr. Schwartzkopf said he has been in contact with the Village of West Clay who will be providing bike racks so they are consistent throughout the Village. Mr. Littlejohn asked for these plans to be sent to him to make sure they are in compliance with the City bike parking standards.

**Rachel Keesling – City of Carmel Planning & Zoning**

- Ms. Keesling said there are very few comments that have been discussed through email. Ms. Keesling said one of the comments was regarding the cornice on the parapet, and whether there is additional screening that can be done. Mr. Schwartzkopf said there will be a parapet on the west side of the book drop. Ms. Keesling said any changes should be shown on the drawings and the Department will make comments.

**Angie Conn – City of Carmel Planning & Zoning**

- No comments.