

The Noblesville Plan Commission met in regular session on December 11, 2017 in the Noblesville Council Chambers. Members in attendance were as follows:

Linda Wilcox, President – Citizen Member
Scott Smith, Vice President – Citizen Member
Blake Anderson – Citizen Member
George Beason – Jurisdictional Member
John Beery – City Engineer
Dave Burtner – Jurisdictional Member
Bryan Glover - Citizen Member
Gretchen Hanes – Board of Public Works Representative
Wil Hampton – Council Representative
Joe Mitchell – Citizen Member
Scott Noel, Park Board Representative

Others in attendance: Planning and Development Director Sarah Reed, Senior Planner Joyceann Yelton; and City Attorney Michael Howard

President Wilcox calls the meeting to order at 6:00 PM.

DETERMINATION OF A QUORUM

Secretary Reed commences with the roll call and declares a quorum present with eleven (11) members.

APPROVAL OF MINUTES

Motion by Mr. Smith seconded by Mr. Noel to approve the November 13, 2017 minutes as presented.

AYES: Hampton, Mitchell, Noel, Beery, Hanes, Beason, Anderson, Smith NAYS: None
ABSTAIN: Glover, Burtner, Wilcox Motion passes: 8, 0, 3

REPORT OF COMMITTEES

None

CORRESPONDENCE

None

CONTINUED PUBLIC HEARING

#1 Application No. 0138-2017 Public Hearing for a Change of Zoning From "R1 Low Density Single-Family Residential Zoning District" to "R3 Moderate to High Density Single-Family Residential Zoning District" for approximately 26 acres located west of the intersection of 206th Street and Hague Road in Noblesville Township. Submitted by MI Homes (Developer) and JAVCA, LLC (Owners)

#1A Application No. 0139-2017 Public Hearing for a Change of Zoning from "R3 Moderate to High Density Single-Family Residential Zoning District" to "R3/PD Residential Planned Development Zoning District" for the creation of approximately 53 single-family residential lots to be known as "Bayside of Noblesville Planned Development" and located west of the intersection of 206th Street and Hague Road in Noblesville Township. Submitted by MI Homes (Developer) and JAVCA, LLC (Owners)

The Developer sent correspondence requesting a continuance until the January 16, 2018 Plan Commission meeting.

Mr. Smith asks why they are requesting the continuance.

Ms. Yelton states at the last Plan Commission meeting there were several items that were brought to the applicant's attention at the last meeting from the surrounding property owners. She states at this time they are awaiting additional information from consultants they have hired. She states by the next Plan Commission meeting they should have the answers they have been seeking from the consultants.

Motion by Mr. Smith seconded by Mr. Noel to grant the continuance for Applications No. 0138-2017 and No. 0139-2017 until the January 16, 2018 meeting.

AYES: Noel, Hampton, Hanes, Beason, Glover, Mitchell, Burtner, Anderson, Beery, Smith, Wilcox NAYS: None ABSTAIN: None Motion passes: 11, 0, 0

It was noted that no new notices would be sent to the surrounding property owners and the next meeting would be at 6:00 P.M. in the Council Chambers on January 16, 2018.

NEW BUSINESS

#2 Application No. 0133-2017 Public Hearing regarding text amendments relating the Architectural Review Board including Article 2 – Definitions, Article 3, Administrative Bodies and Officials, Article 8 – Zoning Districts, Appendix A – Schedule of Fees, Charges, and Expenses, and Appendix B – Applications. Submitted by Planning Staff

Ms. Yelton states that Staff is still working on revisions to the amendments after input from other public bodies and outside agencies. She requests a continuance until the February 20, 2018 meeting.

Motion by Mr. Burtner seconded by Mr. Glover to continue Application No. 0133-2017 as request by the Planning Staff until the February 20, 2018 meeting.

Ayes: Berry, Hampton, Hanes, Anderson, Glover, Mitchell, Beason, Burtner, Noel, Smith, Wilcox
NAYS: zero ABSTAIN: zero Motion passes 11, 0, 0

#3 Application No. 0172-2017 Public Hearing for a "Primary Plat" for a two lot non-residential subdivision to be known as "Hood's Gardens" and located at 11644 Greenfield Avenue in Noblesville Township. Submitted by Steve and Tina Hood (Owners) and Miller Surveying, Inc. (Nathan Althouse)

Ms. Yelton states this is a request to create a two lot non-residential subdivision for property located on the north side of Greenfield Avenue and west of Summer Road. She states it is the site of the wholesale garden facility known as "Hood's Gardens". She states currently there are

several parcels as they exist today. She states when the owner wished to build another accessory building on the property, it was discovered that the new building would not meet the setback requirements as required by the Unified Development Ordinance so it was requested by Staff that they apply for a primary plat and secondary plat. Ms. Yelton states this property is one that was granted approval while under the County's jurisdiction and it was agreed upon when the property was brought within the jurisdiction of the City of Noblesville that we would honor the previous approvals granted by the County. She states Mr. Hood supplied documentation from the County granting the approval of his wholesale operation for gardening plants. She states in the County the property was zoned "A4 – Agricultural Business" but when it was granted zoning jurisdiction under the City's zoning ordinance because we do not have any specific agricultural business uses designated in certain zoning districts, we zoned the property "B-PD – Business Planned Development" zoning district so that we would know this is one of those properties that we adopted the basic rules regarding these specific properties from the County. She states it is difficult to determine if there were any variances granted for this property as they are not mentioned in any minutes and it is difficult to determine the exact uses and if they were limited in number. She states the change of zoning in the County occurred in 1996. She states this item was discussed before the Technical Advisory Committee and County Highway noted that there is a 75-FT half right-of-way required for the dedication of Greenfield Avenue. It was noted that the existing house does not setback from the right-of-way a sufficient distance to grant the total right-of-way along the frontage of this property. Ms. Yelton states the applicant's did pursue a variance from the County Commissioner's regarding the dedication of right-of-way and it was determined that the full 75-FT half would be provided except in the location of the existing residence where only 35-FT half would exist. She states the notices to the surrounding property owners were sent as per the Rules of Procedure. She states there was one telephone call and that gentlemen only wanted to know if he was required to attend the meeting; as he would be out of town at that time. She states Staff responded that he did not but the notification which was received was for his benefit of allowing him an opportunity to speak before the Plan Commission should he choose to do so. She states as the setbacks and creation of the lots meet the Unified Development Ordinance Requirements, Staff would recommend approval of this application request. She states Mr. Steve Hood and Mr. Nathan Althouse with Miller Surveying are present should the Plan Commission have any questions.

President Wilcox opens the public hearing and seeing no individuals coming forward to speak; closes the public hearing.

Motion by Mrs. Hanes seconded by Mr. Burtner to approve the Primary Plat as submitted.

AYES: Hanes, Burtner, Noel, Beason, Smith, Glover, Mitchell, Hampton, Beery, Anderson, Wilcox NAYS: Zero ABSTAIN: Zero Motion passes 11, 0, 0.

#4 Application No. 0178-2017 Public Hearing for a "Program of Signs" for the Boys and Girls Club of Noblesville located at 1700 Conner Street. Submitted by the Boys and Girls Club of Noblesville (Owners)

Ms. Yelton states this is a request for approval of the supplied documentation regarding signage for the Boys and Girls Club of Noblesville. She states as you are aware, they recently have constructed a building addition to the existing building and additional signage is being requested as their request does not meet the Unified Development Ordinance requirements.

She states a Program of Signs shall adhere to the following requirements: that it is not located in an "Area of Special Control"; that it contains visual representation, and that it contains the text, height, coloring, lettering, area of the proposed signage. She states the Program of Signs if approved by the Commission, allows for only those signs presented to be installed on the property. She states the applicants did send notice to the surrounding property owners as per the adopted Rules of Procedures and it was properly advertised in both newspapers. She states the property is located east of 17th Street and north of Conner Street, west of McDonald's, adjacent to Ivy Tech Community College; and east and north of residential uses in the area. Ms. Yelton states during 2016, the Boys and Girls Club rezoned this 6.67 acres to "PB/PD Planned Business Planned Development" as prior to that it was a part of the Noblesville Schools and zoned "GUO" Government Use Overlay. She states the surrounding land uses include residential, Ivy Tech, and commercial uses. She discusses the following existing standards and the applicants' proposal.

Based on the current adopted Unified Development Ordinance, this particular use would be considered a Single Tenant Building which would be permitted the following signs:

1. One wall sign per street frontage and no two wall signs on the same elevation.
 - 20% of the signable wall area
2. One ground sign based on minimum lot width or one additional wall sign.
 - Lot width is a minimum of 100-feet
 - Building setback is a minimum of 35-FT
 - Ground Sign
 - Maximum Size – 45-SF
 - Maximum Height – 5-FT
 - Minimum setback – 10-FT from the proposed right-of-way
 - Minimum setback – 10- FT from the leading edge of a driveway
 - Minimum Separation from another ground sign – 100 linear feet
 - Constructed of material that blend with the character of the building
 - Copy is individual Channel Letters, sandblasted, or etched.
 - Landscaping required radiating a minimum of 5-FT around the sign and include a mixture of plants ground covers, perennials, shrubs, ornamental trees.
 - Ten items of information
 - ✓ Wall sign
 - ✓ Minimum size of 20% of the signable wall area
 - ✓ Individual Channel Letters
 - ✓ Halo-lit, internally or externally lit.

The applicant has proposed the following:

Ground Sign

- Maximum Size – 28.7-SF
- Maximum Height – 5-SF
- Minimum Setback - 20-FT
- Minimum setback from driveway – non-applicable
- Approximately 70-ft east of the sign easement for Ivy Tech _Does not meet minimum
- Did not provide a landscaping plan for the ground sign.

- **Letters are required to be channel letters; however, these type of letters provides the same type of depth effect.**

New Wall Sign – West Elevation

- ✓ Minimum size of 20% of the signable wall area
(281.88-SF x 20%=56.37-SF) (55.98- SF)
- ✓ Individual Channel Letters (3/4" PVC Letters)
- ✓ Halo-lit, internally or externally lit. (Not lit)

New Wall Sign – East Elevation

- ✓ Minimum size of 20% of the signable wall area
(294-SF x 20% = 58.8-SF) (55.98-SF)
- ✓ Individual Channel Letters (3/4" PVC letters)
- ✓ Halo-lit, internally or externally lit. (Not Lit)
- ✓ **Does not front on a street**

Existing Wall Signs

- ✓ Located on the south, west, and north sides of building
- ✓ Logo and/or logo and words
- ✓ Second story level locations

Ms. Yelton states that the existing signage has been routed into the building materials that being the logo and words "Boys and Girls Club. She states the existing wall signs are located on the north, south, and west sides of the building. She notes that although the signs could be painted to match the existing building material colors; it most likely would still be visible. She states the one waiver to be granted should the Plan Commission adopt the Program of Signs is in regards to the ground sign. One of the requirements is that the ground sign must be separate from another ground sign (Ivy Tech ground sign) by a minimum of 100-FT. She states based on the submitted drawings, it appears that there is approximately 75-80-FT separation. She states Staff supports the Program of Sign request. She notes there are Board Members and the Director of the Boys & Girls Club present this evening, should there be any questions.

President Wilcox opens the public hearing and seeing no individuals coming forward; closes the public hearing.

Motion by Mr. Burtner seconded by Mr. Glover to adopt the Program of Signs as submitted including the waiver regarding the separation of ground signs being a minimum of 80-FT.

AYES: Burtner, Glover, Mitchell, Beery, Hanes, Smith, Beason, Hampton, Noel, Anderson, Wilcox NAYS: Zero ABSTAIN: Zero Motion passes 11, 0, 0

ADJOURNMENT

There being no additional Miscellaneous Business; a motion was made for adjournment. Meeting adjourned 6:32 PM.

Linda Wilcox

President

Sarah Reed, AICP

Secretary