The Noblesville Plan Commission met in regular session on September 15, 2014 in the Noblesville Council Chambers. Members in attendance were as follows:

Gretchen Hanes, President – Board of Public Works Member  
George Beason – Jurisdictional Member  
John Beery – City Engineer  
Dave Burtner – Jurisdictional Member  
David W. Dragoo - Citizen Member  
Wayne Glover – Citizen Member  
Pat Reed – Parks Board Member  
Twig Smith – Citizen Member  
Rick Taylor – Council Member  
Linda Wilcox – Citizen Member  

Others in attendance: Director of Planning and Development Christy Langley; Asst. Planning Director Andy Wert; and City Attorney Mike Howard.

President Hanes calls the meeting to order at 7:00 PM.

DETERMINATION OF A QUORUM
Mrs. Langley took roll call and declared a quorum present with ten (10) members.

APPROVAL OF MINUTES
Motion by Mr. Taylor seconded by Mr. Burtner to approve the August 18, 2014 minutes as presented.

AYES: Dragoo, Wilcox, Beason, Reed, Beery, Smith, Burtner, Taylor, Hanes; NAYS: None; ABSTAIN: Glover. Motion Carries: 9, 0, 1.

REPORT OF COMMITTEES/CORRESPONDENCE
Mrs. Langley explains that Joyceann Yelton was unavoidably deterred from attending tonight’s meeting. The subject of Item #4 on the agenda is a minor text amendment that she had been working on. Mrs. Langley recommends a 30-day continuance on this item.

The Commission votes to continue item #4 for 30 days by acclamation.

Mrs. Langley also discusses the subject of a possible change in meeting time effective 2015. She notes that there has been some correspondence to Commission members on this, but she does not know what the consensus is. The Board of Zoning Appeals, at their last meeting, voted to conduct meetings starting at 6 pm effective January 2015.

Mr. Burtner moves to change the official meeting time for the Plan Commission from 7pm to 6pm effective January 2015. Mr. Dragoo seconds the motion. A show of hands indicates all in favor.
NEW BUSINESS

#1  **14W-14-0040**  Change of Zoning from County Zoning District A-2(S) to R1 Low Density Single-Family Residential for approximately 40 acres located along the east side of Summer Road approximately 1300 feet south of 166th Street. Submitted by Logan Limited and Summerwood, LLC.

#2  **14J-15-0035**  Change of Zoning from R1 Low Density Single-Family Residential to R1/PD Single-Family Residential Planned Development including the adoption of a preliminary development plan, planned development ordinance providing regulations for the development, waivers, and conditions. The property contains approximately 72 acres and is located south of 166th Street along the east and west sides of Summer Road. Submitted by Logan Limited and Summerwood, LLC.

Mr. Wert describes the location of the proposed subdivision. He indicates that developer Roger Kessler has been called away on a family emergency. Paul Clair and Don Chesney are present representing Arbor Homes and Silverthorne Homes, the proposed builders. The density of Flagstone is proposed to be 2.4 lots to the acre, consistent with what is allowed in the UDO. Flagstone Ridge will be on the west side and Flagstone Woods on the east. Abutting land uses include Park Place At Sagamore to the west, the future subdivision of Noble East to the south and future Eastside Park to the east. The Master Plan for Eastside Park shows a pedestrian access point to this property. The complimentary location is shown on the preliminary plan. Another possible path connection will be located to the north where the sanitary sewer line will be extended. Because of the proximity to Eastside Park, this subdivision is eligible for the amended open space standard under the PILOS ordinance. However, due to significant wetlands on the east side and a to-be-relocated legal drain on the south side, too much of the property had to remain in open space and the developer is not able to take advantage of the PILOS provisions. Nevertheless, the developer has been in contact with the City’s design team. Should this zoning be approved, staff envisions continued collaboration as the subdivision and park develop in the next few years.

Mr. Wert continues by explaining that there will be no road connection between Flagstone and Noble East. Part of the Noble East plans were to relocate the William Lehr legal drain along the common property line. In consideration of the wider, 90-foot lots in this area of Noble East, the abutting lots in Flagstone are 75 feet, rather than the standard 70 feet.

Mr. Wert further explains that after three meetings with the Architectural Review Board, the developer was convinced that the Silverthorne line was more appropriate for the west side of Summer Road. He states that there will be an internal road connection between Flagstone and Park Place. Lots in Flagstone abutting Park Place will be 80 feet in width. Minimum lot area will be 9800 square feet on the west side and 8000 on the east. Minimum floor area will be 1800 square feet for ranches and 2200 square feet for a 2-story. The buffer yard is reduced to zero in a few locations. He points out that the east side is currently within unincorporated Wayne Township. The Hamilton County Plan Commission has allowed Noblesville to hold public hearings on properties within their jurisdiction where there is a pending annexation.
Mrs. Langley asks if the pedestrian connection between the subdivision and Eastside Park was incorporated into the PD ordinance.

Mr. Wert replies that it is on the preliminary plan. He will make sure it is incorporated as text into the ordinance.

Mrs. Langley states that the ARB required the Silverthorne product on the west side to provide brick wrap with a 2-foot water table for homes on all perimeter lots.

Mr. Taylor notes that there is a commitment to preserve the woodlands on Flagstone Woods which comprises 5.2 acres. In another part of the developer packet, there is an indication that there is 1.3 acres of wetlands in this area.

Paul Clair of Arbor Homes explains that the common area comprises 5.2 acres. But not all of the common area is classified wetlands, only 1.3 acres is. He agrees with Mrs. Langley’s understanding of the ARB-set standard for the water table on the west side.

Ms. Hanes thanks Arbor Homes for being accommodating, noting that there is considerable dialogue on detail at the ARB meetings.

Mr. Taylor asks if the auxiliary lanes on Summer Road will be built by the developer or the City.

Mr. Beery explains that the developer will be building these. What is shown on the preliminary plans is just a schematic. Should the zoning be approved, final construction plans will be submitted showing more detail.

Mr. Wert asks for clarification as to which side would be developed first.

Mr. Clair states that utilities are coming from the east side, so the east side of Summer Road will be developed first.

Public hearing is opened. There being no one coming forward, the public hearing is closed.

Ms. Hanes moves to forward to the Common Council a favorable recommendation for the change of zoning to “R-1” for Flagstone Woods. Mr. Dragoo seconds the motion. Roll call vote is as follows: AYE: Hanes, Dragoo, Wilcox, Beason, Reed, Glover, Beery, Smith, Burtner, Taylor, NAY: None. The vote is 10-0.

Mr. Dragoo moves to forward to the Common Council a favorable recommendation for the “PD” overlay zone for Flagstone along with the preliminary development plan and the following waivers: 1) that the maximum cul-de-sac length on “Street C” be increased; and 2) that bulk standards be modified as outlined in the proposed ordinance. Ms. Wilcox
seconds the motion. Roll call vote is as follows: AYE: Dragoo, Wilcox, Beason, Reed, Glover, Beery, Smith, Burtner, Taylor, Hanes, NAY: None. The vote is 10-0.

#3 14N-15-1202 Change of Zoning from R1 Low Density Single-Family Residential to R1/PD Single-Family Residential Planned Development including the adoption of a preliminary development plan, planned development ordinance providing regulations for the development, waivers, and conditions. The property contains approximately 133 acres and is located east of Seminole Road between 161st Street and 169th Street. Submitted by Gradison Development and the Estate of Ruth Ellen Garard.

Mr. Wert summarizes the proposed subdivision. There will be 256 lots with Ryan Homes as the builder. Larger lots are proposed on the south side with narrower, smaller lots to the north. The property is not currently within the city limits. Should the zoning be approved, the developer has agreed to petition for annexation. There is sufficient contiguity on the east side. The proposal is to set the minimum lot width on the south side at 90 feet and on the north end at 64 feet. Density is at 2.4 lots per acre, the maximum for an R-1/PD. They are asking for a waiver of the 50-foot buffer yard in several locations, namely the north property line and the east and west property lines on the south section. Sanitary sewers would come from the north and south.

Mr. Wert indicates that staff has received considerable comments concerning the condition Seminole Road. He states that the developer has had a traffic engineer research this. The Architectural Review Board looked at several elevations at their July meeting. Most were approved. Some elevations on lots that backed up to Mill Creek Road were approved on the condition that modifications be made.

Staff has had discussions with the developer regarding access to an existing trail network from the proposed common area at the northeast part of Seminole. This would involve a pedestrian bridge over the Vestal Ditch, likely to be funded by the City. However, the developer has agreed to extend their internal path system to the east property line.

Attorney Steve Hardin introduces developer Mark Gradison, traffic engineer Steve Fehribach of A & F Engineers, Randy Sexson from Ryan Homes and Gordon Crites from Stoeppelwerth & Associates. Homes are expected to be priced from $300,000 to $375,000. A neighborhood meeting was conducted last month. As a result of the meeting, the petitioner learned how they can work towards solving some problems in the area. Peacemaker Addition faces drainage issues in heavy rain events. By extending a storm water pipe to the west side of Mill Creek Road, much of this drainage problem will be alleviated. Another property owner, Patrick Thomopson, at the northwest corner of 169th Street and Mill Creek, asked if there would be any extra dirt as a result of this project. The developer indicated that he would be willing to accommodate him. Most discussion at the neighborhood meeting focused on traffic. Residents say there is speeding, with no posted speed limit sign on Seminole Road. The petitioner has requested that the County Highway Department conduct a speed study in this area, since the roads are currently within their jurisdiction. The County has agreed to do this study, which will result in speed limit signs being posted.
Mr. Hardin discusses improvements that will be made to the existing roads. As a part of the construction of this subdivision, Mill Creek Road will be widened on the east side along the frontage of the subdivision. A new surface coat would be constructed on both sides. The section of Seminole Road where the “S” curves are located do not front the proposed subdivision. He anticipates when adjacent properties develop, additional right-of-way will be dedicated and the road would be widened. A landscaped buffer yard including trees and mounding will be installed along Mill Creek Road. In addition, the ARB required that homes that back up to Mill Creek will have the masonry water table on the backs of the homes.

Mr. Hardin estimates that infrastructure costs for this project will approximate $6.8 million, much of which will go to Noblesville-based businesses.

Steve Fehribach of A&F Engineering discusses the traffic study he conducted for Seminole. They looked at not only the existing traffic patterns but also the projected patterns after this subdivision is developed. Around 49% of the traffic will utilize the south entrance with the balance utilizing the entrance at Mill Creek. About 36% of the traffic will come up Seminole Road. They looked at the level of service of the intersections in the area. The Seminole/161st Street intersection currently operates at a Level A, which is the optimal level. Adding the traffic from the new subdivision, it will continue to operate at a Level A. Another intersection that was studied was the 161st Street entrance to the proposed subdivision. When that intersection is constructed and the subdivision built out, that intersection will operate at a Level A. The intersection of 169th and Mill Creek is also a Level A. With the full build out of the subdivision, it will remain Level A. He has recommended to the County that advisory placards be placed at the two 90 degree turns on Seminole Road letting drivers know that they should slow down. The turn signs are there now, but no advisory placards are in place with a recommended speed. The segment lengths of existing roads were studied as well. When adding traffic from the built out Seminole subdivision, the roads will be at a Level B.

Mr. Hardin notes that one of the questions asked at the neighborhood meeting was about straightening out the jogs in Seminole Road. He asks Mr. Fehribach to comment on the pros and cons of this.

Mr. Fehribach replies that while the road probably needs some improvement, the two 90 degree turns act as a traffic calming device, causing traffic to slow down to negotiate the turns. Straightening out the road would encourage faster traffic.

Mr. Smith asks if the traffic study looked at the impact to traffic at Mill Creek and S.R. 32.

Mr. Fehribach replies that traffic coming out of this subdivision and going up to S.R. 32 will be around 17 cars in the morning and 11 cars in the afternoon.

Mr. Smith notes that turning left onto S.R. 32 from Mill Creek is almost impossible.

Mr. Hardin states that this subdivision would take around seven years to build out. Should the zoning be approved, construction would likely begin spring of next year, with the first homes being started in late fall.

Public hearing is opened.
Jason Smith, 16555 Seminole Road, is concerned about the existing condition of Seminole Road and traffic safety. He notes there are many other subdivisions in the area with vacant lots. Infrastructure needs to be improved.

Dr. Kara Smith, 16555 Seminole Road, states that traffic drives too fast around the 90 degree turns on Seminole. She likes to jog and walk along Seminole but there are no sidewalks.

Mike Poulin, 6270 East 161st Street, is concerned about this project added to others in the area already under development and the impact it will have on existing residents. He cites Noblesville’s Comprehensive Plan that calls for compatible development. He notes that most lots in the area are over one acre in size.

Dennis Gehlhausen, 6010 East 161st Street, is concerned about the problems created by increasing traffic. He believes River Road needs to be reconstructed.

David Craig, 16660 Seminole Road, says he frequently has to repair his fence because of automobiles that have run off of the road knocking it down. He does not understand how improvements will be made to Mill Creek Road while keeping the existing landscaping.

Jessica Pfunder, 16115 Seminole Road, asks about how all of the developing subdivisions in the area will impact the school system. She notes that all elementary schools are at capacity.

Jerry Romine, 16920 Mill Creek Road, states that the developer originally wanted to locate the entrance across from the 169th Street-Mill Creek intersection. He suggests that this is a better location for traffic circulation.

Public hearing is closed.

Mr. Beery explains that only a short stretch of Mill Creek Road is within city limits today. His office receives more complaints about the Mill Creek/S.R. 32 intersection than any other intersection. Improving this intersection would require coordination with INDOT. Traffic impact fees gained from this development would not even cover the costs of one intersection improvement. The section of Mill Creek Road that would be annexed with this subdivision needs $75,000 worth of improvements now. He understands that it is not a pedestrian-friendly environment now. That cannot be fixed immediately. He foresees significant improvements to the road network after this subdivision is constructed. The new residents of Seminole will want the improvements as well. He says that by approving this subdivision, the City will be taking on a lot of obligations, fixing things after the fact.

Mr. Taylor thanks the audience for their input. He shares concerns about the existing infrastructure in the area being able to handle 256 more homes.

Mr. Beery addresses the comment about constructing the entrance at the end of 169th Street. He says that more than likely it would have to be an offset intersection. It was contemplated early on in discussions with the developer. River Road is in need of improvement, although most of that is outside city limits.

Mr. Smith indicates that a development like this could be a catalyst for some road
improvements.

Mr. Hardin indicates the developer wants to be part of the solution. He appreciates the feedback tonight. He asks that the Plan Commission continue this item until the October meeting to allow the developer and his team to explore the issues that were brought up and how they might do more to address them.

He adds that the number of homes proposed is consistent with the Comprehensive Plan. The developer is willing to direct construction traffic north to 169th Street.

Mr. Beery replies that type of commitment is difficult to enforce.

Mr. Smith moves to continue this item until the October meeting. Mr. Burtner seconds the motion. AYE: Hanes, Dragoo, Wilcox, Beason, Reed, Glover, Beery, Smith, Burtner, Taylor, NAY: None.

Ms. Langley states that next month’s meeting is on October 20th.

#4 000708-2014 Text Amendment to the Unified Development Ordinance regarding the Village Center in Article 2 – Definitions, Article 8 – Zoning Districts.

Continued 30 days.

#5 000742-2014 Text Amendments to the Unified Development Ordinance regarding flood amendments pertaining to the Federal Emergency Management Agency and IDNR including the adoption of updated Federal Insurance Rate Maps (FIRM), Article 2 – Definitions, Article 4 – Zoning Applications and Approvals, and Article 8 – Zoning Districts.

Continued 30 days.

The being no further Miscellaneous Business, a motion is made for adjournment. Meeting adjourned 8:30 PM.

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Gretchen A. Hanes, President                  Christy Langley, Secretary