

The Noblesville Plan Commission met in regular session on Monday, May 15, 2023, at 6:00 PM in the City Council Chambers. Members in attendance were as follows:

Malinda Wilcox, President – Citizen Member
N. Scott Smith, Vice President – Citizen Member (arrived at 6:04 PM)
Mark Boice – Council Representative
Dave Burtner – Jurisdictional Member
Christine Albregts-Cook – Jurisdictional Member
Steve Cooke – Citizen Member
Gretchen Hanes, Board of Public Works Representative
Jim Hellmann – Assistant City Engineer
Anita Rogers – Citizen Member
Angie Sutton – Park's Board Representative

Member Absent: Dr. Joe Forgey – Citizen Member

Others in attendance: Planning Director/Secretary, Caleb Gutshall; Development Services Manager, Joyceann Yelton; and Plan Commission Attorney, Jonathan Hughes

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

OPENING CEREMONIES

President Wilcox leads the Plan Commission in the Pledge of Allegiance.

DETERMINATION OF A QUORUM

Mr. Gutshall, Secretary commences with the roll call and declares a quorum with ten (10) members present.

MINUTES

Motion by Ms. Hanes seconded by Mr. Burtner to approve the April 17, 2023, minutes as presented.

AYES: Hanes, Burtner, Boice, Albregts-Cook, Sutton, Hellmann, Cooke, Rogers, Smith NAYS: Zero
ABSTAIN: Wilcox Motion carries 9, 0, 1

RULES OF CONDUCT/MEETING PROCEEDURES

As there were no participants in the audience, the rules of conduct/meeting procedures were not stated.

NEW PUBLIC HEARINGS

#1 Application No. 0021-2023 Amendment to the "Hamilton County Fairgrounds Planned Development regarding a waiver from the front yard setback along Pleasant Street and previously granted waivers including building and parking lot landscaping, reduction of parking space numbers for approximately forty acres located at 2003 Pleasant Street (Noblesville City). Submitted by the Board of Commissioners of Hamilton County (Owners) and Banning Engineering (Applicants – Ryan Lindley) *Staff Reviewer – Joyceann Yelton*

Ms. Yelton states this is the site of the Hamilton County 4-H Fairgrounds located south of Pleasant Street and west of Clover Road and State Road No. 37. She states the site contains approximately forty acres with surrounding land uses of the US Post Office, industrial uses, residential uses, and Tractor Supply to the east and mostly vacant ground to the west of this site. She states in 2005 a "Government Use Overlay" zoning district was established for the forty acres. She states the distinction of a "Government Use Overlay" district allows for uses that may not be permitted in the underlying zoning district or the granting of waivers from development standards. She states the Plan Commission is a recommending body to the Council for these applications. Ms. Yelton states that we are in the process of acquiring right-of-way from adjacent property owners along Pleasant Street between Cherry Tree Road and State Road No. 37. She states with the right-of-way take along Pleasant Street it reduces the required setback for the underlying zoning district of Industrial and notes that this is Phase One. She states a purchase agreement has been given to Hamilton County for review; however, it has not been signed and accepted by the county at this time. She states Pleasant Street is known as a secondary arterial that collects and distributes traffic across the city but is also a service road for commercial and neighborhood business uses. Ms. Yelton states the 2020 Comprehensive Plan indicates the area as being "Downtown" that would include new and infill residential, commercial, institutional, parks and employment centers. She notes with the right-of-way acquisition along Pleasant Street; a couple of buildings will be removed. She indicates on the doc-cam the location of the existing and proposed right-of-way for Pleasant Street. She states the three buildings to be remove include soil and water conservation, household waste center and O. V. Winks. She states Hamilton County is proposing to construct a bicentennial building and pavilion, llama barn addition, and a new maintenance facility on the site in Phase One. She states the required front yard setback along Pleasant Street, based on the underlying zoning of industrial is 60-FT and 20-FT for a parking lot. She states the new parking lot setback would be 12-feet from the new right-of-way and a 47-FT setback for buildings. She states most of the buildings within the fairgrounds are pole barn type structures that house animals. She states with the construction of the bicentennial building there will also be the construction of a wall that will hide the mechanical units and contain the digital sign that is currently located at the intersection of Pleasant Street and Clover Road. She shows the elevations for the proposed wall containing the outline of silos and including the digital sign. She notes the wall/sign is unique and fits with the existing uses; however, it does not meet the regulations of a sign based on the current Unified Development Ordinance. She notes the entire wall would be considered a sign by definition but it is twofold: (1) it hides the mechanical units facing Pleasant Stret and (2) the digital board will continue to advertise the events happening at this location. Ms. Yelton states the largest letter is 36-Inches in height and the top of the wall is approximately 14.5-feet from grade. She notes that the bicentennial building will also have an outdoor seating area so that activities can be held both indoor and outdoor. She states in 2005, there were waivers granted to specific buildings and Staff is requesting that those same waivers be

granted for the entire 40-acres so that in the future, unless something unusual should occur; the County could submit for review through the Technical Advisory Committee only and not be required to seek relief through the public hearing process. She states one of the waivers that was specific a building involved building base landscaping around an animal barn. She states it does not make sense to have landscaping around an animal barn so Staff is requesting that this waiver be extended to all accessory structures that house animals and for the other buildings to be constructed that Staff would require some landscaping depending on the use of the building.

Mr. Hellmann, Professional Engineer with the Engineering Department, states he would add to the motion that (1) the Council approve this request based on the current offer as is or waits until the offer is signed; just making sure that we are all on the same page.

Mr. Hughes, Plan Commission Attorney, states based on Joyceann's report, the reason for the request is that Pleasant Street is expanding. He notes that we have not officially closed the acquisition with the County, but we have been in communication, and we are close to getting this finalized. He states if you should choose to approve this request, we recommend that you add a condition that the Council approve this request upon receipt of the right-of-way documents from Hamilton County.

Mr. Hellmann states that we are discussing with the County the access that will be maintained for the current facility as long as possible. He states we have verbally agreed to those conditions.

Mr. Hughes states we are all working together as partners.

Ms. Yelton states there is one other modification to the motion, and it should read: a reduction of building base landscaping for all non-accessory buildings and remove the words "animal related" from that sentence.

Mrs. Albrechts-Cook asks if the County owns the area west of the outlined area on the map west of their western property line. She states that was previously Firestone's run-off from their other buildings.

Mr. Hughes states that you may have heard that the city is attempting to obtain certain properties from Firestone; however, these two properties are not a part of the negotiations. He states that property is under the tightest restrictions from IDEM (Indiana Department of Environmental Management) relating to what can be constructed on the site due to the previous use of a junkyard, runoff area and the burying of assorted items.

Mrs. Albrechts-Cook states that is no-man's land and the County does not intend to build anything in that area.

Mr. Hughes states you would need to ask the County that question; however, this is an EPA Superfund site and people do not like to touch those sites. He states his guess is that the County would like to expand into that area; however, I do not think that it is likely anytime in the reasonable future. He states we would all like for that area not to be contaminated but it is what it is.

Mrs. Albregts-Cook asks if the area located on the north side of Pleasant Street next to the church has those same conditions to where you cannot build.

Mr. Hughes states there is a portion of that property that will go to the city as it can be built upon, but the remainder (approximately half) will still be maintained by Firestone as it was an active run-off area.

Mrs. Albregts-Cook asks if any of the Pleasant Street widening will encroach into those active run-off areas.

Mr. Hughes states there will be a little bit of environmental work done at those locations relating to drainage. He states for the most part, we are staying out of those Firestone areas.

Mr. Hellmann states we are currently coordinating with Firestone and the EPA as we have been providing technical memos for any type of impacts just so we maintain safety in relation to the ground water.

Mrs. Albregts-Cook asks if the proposed bicentennial building will be attached to the current building.

Mr. Hughes notes that it is a separate building.

Mrs. Albregts-Cook asks if they are eliminating parking in that area on the east side.

Ms. Yelton states they are adding parking north of the existing building and east of the bicentennial building.

Mr. Hellmann states the County is currently in the process of Technical Advisory Committee review and they are working through these issues and doing a decent job.

Mr. Ryan Lindley, Banning Engineering, 853 Columbia Road, Plainfield, Indiana states with him this evening are John Jackson, Architect and Lee Buckingham, Director for the Hamilton County Commissioners. He states Joyceann did an excellent job of describing the project and we are here to answer any questions.

President Wilcox opens the public hearing and seeing no one come forward; closes the public hearing.

Motion by Mrs. Rogers seconded by Mr. Burtner to approve the requested waivers relating to front building setback that is established at a minimum of 45-FT and the parking lot setback to be established at a minimum of 10-FT from the final right-of-way of Pleasant Street as an amendment to the original adopted ordinance and the adoption of the proposed wall/sign along Pleasant Street including the height of the wall and height of the sign letters and digital board and including the elimination of building base landscaping for those buildings that are accessory buildings (animal related), and the reduction of building base landscaping for all non-accessory buildings as approved by the Planning Department through the Technical Advisory Committee as per the presentation, staff report, and Application No. 0021-2023 and forward a favorable recommendation for adoption to the City Council.

Condition:

- (1) Subject to the current pending offer as accepted by the County relating to the right-of-way along Pleasant Street.

AYES: Rogers, Burtner, Cooke, Boice, Sutton, Hanes, Hellmann, Albregts-Cook, Smith, Wilcox NAYS: Zero ABSTAIN: Zero Motion carries 10, 0, 0.

MISCELLANEOUS

#2 Application No. 0048-2023 Order No. 03-2023 of the Noblesville Plan Commission Determining that a Declaratory Resolution and an Economic Development Plan for the Noblesville Hyde Park Economic Development Area, which Declaratory Resolution also removes certain property from the Noblesville Corporate Campus West Economic Development Area, as Approved and Adopted by the Noblesville Redevelopment Commission Conform to the Plan of Development for the City of Noblesville, Indiana, and Approving the Resolution and Plan
Staff Reviewer – Joyceann Yelton

Ms. Yelton states this is a request from the Redevelopment Commission that the proposed amendment to an adopted plan still meets the intent of the 2020 Comprehensive Master Plan for the city. She states the area is west of Boden Road between Greenfield Avenue and E. 136th Street and contains approximately 270 acres. She states the land use map per the adopted comprehensive plan has this area as a compilation of a few land use districts including "Residential," "Mixed Residential," "Commercial-Regional/Highway", and "Innovation/FLEX MU" areas. She states the "Residential" area sets forth one to two-story single-family residences detached, townhomes, live/work units, duplexes, and accessory dwelling units and small scale institutional, public, and semi-public uses are permitted. She states the "Mixed Residential" area includes a variety of housing types with accompanying mixed-use retail and offices located at the intersections and is a highly walkable area and neighborhood-oriented with access to adjacent recreational opportunities. She notes the "Commercial-Regional/Highway" area serves a much greater geographic area and caters to large-box stores. Ms. Yelton states the "Innovation Flex" category allows for Assembly facilities, research and design labs, technology, maker spaces, small-scale food distribution, and flex office/commercial are the predominant uses within the Innovation/Flex typology. Ms. Yelton states the "Hyde Park" development includes mixed residential and commercial uses and specifically includes mixed residential/commercial buildings, traditional multi-family, higher density single-family, duplexes, townhomes, work/play makerspaces, stacked flats, neighborhood retail/office and acres of preservation land to be used for passive/active recreational opportunities. She states the plan as proposed promotes opportunities for employment of Noblesville's citizens, assists in attracting new business enterprises, and increases the economic well-being of the City and serves to protect and increase property values in the City and State. She states the Resolution of the Redevelopment Commission sets forth one new allocation area and the removal of the same territory from previously established "Corporate Campus West Economic Development Area and Allocation Area" to establish a new development area and allocation area known as "Noblesville – Hyde Park Economic Development Area." She states this allocation deals with the distribution of property taxes on real property and the monies captured from this allocation area will help to fund road and bridge improvements, storm water

improvements, and park and utility improvements. She states the attached Plan Commission Order No. 03-2023 attached confirms the proposed new allocation area is conforming to the land use policies and goals of the 2020 Noblesville Comprehensive Plan and Staff recommends approval of Plan Commission Order No. 03-2023.

Motion by Ms. Hanes seconded by Mr. Burtner to approve Order No. 03-2023 and the attached Redevelopment Resolution No. 2022-43 including attachments, as the “Hyde Park” project conforms to the policies, goals, and objectives of the 2020 Noblesville Comprehensive Plan.

AYES: Hanes, Burtner, Albregts-Cook, Sutton, Smith, Boice, Hellmann, Rogers, Cook, Wilcox NAYS: Zero ABSTAIN: Zero Motion carries 10, 0, 0

ADJOURNMENT

A motion was made to adjourn the meeting.

Meeting adjourned at 6:27 PM.

Malinda Wilcox

President

Caleb P. Gutshall

Secretary