The Advisory Plan Commission convened at 6:00 p.m.

Mr. Peterson confirmed quorum and called the regular meeting to order.

A roll call was taken and those members present were: Pete Peterson, Brad DeReamer, Bruce Molter, Bill Stuart, Kim Logan, Rick Fain, Rich Block, and Howard Stevenson, Steve Richards

Absent were: Warren Harling
Others present were: Rodney Retzner, Tony Bagato, Kevin Stotts, Kay Prange, Larry Lannan, Sam Huston, Andrew Magee, Paula Hughel, Louise Smith, Larry Smith, David Caudle, Gary McNutt, Christina Templeton, Steve Gilbert, Roger Duncan, Kelli Pettigrew, Jeff Cummings, Alex Buckley.

Mr. Peterson asked for a Motion to approve the February 6, 2019 minutes. Mr. Stuart made a Motion to approve the Minutes which was seconded by Mr. Molter. The minutes were approved, 9-0.

Public Hearings:

a. Case #: TA-22866 - Turnberry- Britton Falls Text Amendment WITHDRAWN

Consideration of a Text Amendment to the Britton Falls PUD Ordinance amending the Britton Falls commitments concerning the use and development of real estate.

b. CASE # TA-19-3 The Preserve at Bridger Pines (Arbor Pines) Requesting Continuance to April Meeting
Faegre Baker Daniels LLP on behalf of Boomerang Development LLC request a public hearing and recommendation for a Text Amendment to the Preserve at Bridger Pines PUD to revise the name to Preserve at Arbor Pines and to reduce the planting strip width between the curb and sidewalk from seven and a half feet (7 1/2') to six and a half feet (6 1/2'). The subject property is generally located on the north side of 96th Street, west of the Hamilton/Hancock County Line.

Mr. Peterson made a Motion to Continue to the April 10 meeting. The continuance was approved, 9-0.

c. Case #: TA-22252- Crew Carwash Requesting 2nd Continuance
Faegre Baker Daniels, LLP. on behalf of Crew Carwash request a public hearing and favorable recommendation for a Text Amendment to the Delaware Commons PUD Ordinance 051517A to allow a car wash as a permitted use and to incorporate an additional concept plan and illustrative architectural elevations into the PUD. The subject property is located on the NW corner of E 116th Street and Cumberland Road and is approximately 1.86 acres.

Mr. Peterson made a Motion to Continue to the April 10 meeting. Mr. Molter made a Motion to continue, seconded by Mr. Stevenson. The continuance was approved, 9-0.
d. **CASE #: PRR-18491 - The Stations at Fishers District PUD**  
Continued from February Meeting

Faegre Baker Daniels, LLP, on behalf Thompson Thrift request a public hearing and a favorable recommendation to rezone the subject property from Planned Unit Development Commercial (PUD-C) to Planned Unit Development Mixed (PUD-M) for the proposed mixed-use office, retail, hotel, and townhome project. The subject property is located at 9712 and 9799 E 116th Street, east of The Yard at Fishers District, on approximately 8.67 acres.

Tony Bagato, Director of Planning and Zoning, presented the rezone request. This is the property just East of The Yard. The architecture was discussed at the previous PUD meeting. This rezone changes the property to a PUD-M for the proposed mixed-use office, retail, hotel, and townhome project.

Steve Hardin, Esq., Faegre Baker Daniels LLP, presented on behalf of Thompson Thrift. He noted that the PUD committee had asked if the masonry on the rear of the townhomes would be increased. He also noted that the conceptual plan may change.

**Mr. Peterson opened the meeting to Public Comment.** Seeing none, he noted no remonstrance. He then opened the meeting to Committee discussion.

Rich Block asked about the Office Building elevation vs. the packet illustration, about the masonry on the townhomes, and if parking was adequate for the townhomes. Mr. Peterson noted that trees in the median will help the rear elevations and that the speed going through the parking lot needs to be mitigated with stop signs. Mr. DeRamer asked how the Kroger fuel site was approved and Mr. Bagato noted that it was a separate PUD with its own report from Engineering.

**Mr. Peterson asked for a Motion for PRR-18491.** Mr. Block made a Motion to send a favorable recommendation, which was seconded by Mr. Stuart. The Motion was approved, 9-0.

e. **CASE #: RZ-19-6 RE/MAX Complete**

Jeffrey D. Cummings with RE/MAX Complete request a public hearing and recommendation for a rezone from R2 Residential to C1 Commercial to accommodate a remodel of the existing home from a residence to a real estate office for the property at 13589 E 126th Street, generally located on the south side of 126th Street, west of Olio Road.

Kevin Stotts, Assistant Director of Planning and Zoning, presented the request to rezone from R2 to C1 Commercial to remodel the existing home into a real estate office. Staff recommends with the condition of voluntary annexation by the petitioner and restriction to office use only.

Jeff Cummings of RE/MAX presented the vision for the company and the property. He noted that they will annex and connect to sewers.

**Mr. Peterson opened the meeting to Public Comment.**

Steve Gilbert, (12561 Hawks Landing)- appreciates the office only restriction. He wants an attractive neighbor that won't cause traffic problems. He asked about signage, lighting and the front setback.

Larry Smith (13500 E. 126th St.)- his property is most negatively impacted- he lives directly across the street. This office does not need to be in a residential neighborhood. The corner is tipping over to commercial and he is opposed.
Louise Smith (13500 E. 126th St)- The commercial zoning change impacts the neighborhood. Is this a step to a more dense commercial district? Consider the impact to the community.

Seeing no further speakers, Mr. Peterson closed the Public Comment portion of the meeting and opened the meeting to Committee Discussion.

Mr. DeReamer asked why didn’t the house come down? Mr. Cummings stated that was an option. He asked if the neighbors were notified and Mr. Bagato confirmed that written notification occurred. It was confirmed that there was no personal contact from RE/MAX.

Mr. Peterson stated that the Smith’s property is beautiful. He doesn’t think that this is a C-1 use. He worries about this corner and encroaching retail near the High School. Mr. DeReamer said that nobody wants to build residential on 126th by Olio. Mr. Block asked if this is an area of future study. Ms. Logan asked if the signage and the building have residential characteristics.

Mr. Bagato noted that Planning and Zoning is cleaning up details from the UDO and that the C-1 zoning was always intended to be office only.

Mr. Peterson asked for a Motion for RZ-19-6. Mr. DeReamer made a Motion to send a favorable recommendation, subject to voluntary annexation and that signs and lighting have residential characteristics and that C1 is office only. The Motion was seconded by Mr. Block. The Motion was approved, 8-1.

f. CASE # TA-19-1 Marina Village

Consideration of a text amendment to change Block I of the Marina Village PUD from two-single family homes, to a re-platted Lot R-8 with one single-family home. Consideration to amend the commitments concerning the use and development of real estate that is restricted by the plat and zoning. The owner is The Marina Limited Partnership and the applicant is Wedgewood Building Company, LLC represented by Gordon Byers.

The Text Amendment is to an existing PUD, originally zoned through Noblesville in 2003 to have two-single family homes on one lot. One lot remains to be amended to one-single family home. Gary McNutt presented on behalf of Wedgewood Building Co., stating that this is an oddly-shaped site and that 2 condos won’t work on the site. This is the last home on the water and residents are supportive.

Mr. Peterson opened the meeting to Public Comment. Seeing none, he noted no remonstrations. He then opened the meeting to Committee Discussion. Seeing none, he asked for a Motion for TA-19-1. Mr. Block made a Motion to send a favorable recommendation, seconded by Mr. Peterson. The Motion was approved, 9-0.


h. New Business- none

i. Staff Communication- The April 10 meeting is a week later than normal due to Spring Break.

As there was no further business, Mr. Peterson made a Motion to adjourn, which was seconded by all. The meeting was adjourned at 6:55 p.m.

Next Meeting: April 10, 2019

Respectfully Submitted by:

Kay Prange, Recording Secretary