**Technical Advisory Committee**

**Meeting Minutes**

**July 6, 2023**

**Call to Order**

**Members Present:** Mark Witsman, Steve Gipson, Erik Pullum, Chad Coughenour, Ethan Spalding, Josh Earl, Ron Crider, Richard McFall, and Ryan Crum

**Members Absent:** Chief Paul Casey, Derek Shelton

**Approval of Minutes**

Mr. Gipson made a motion to approve the June 1, 2023 minutes. Mr. Pullum seconded. The motion passed unanimously.

**Old Business**

No old business

**New Business**

**McCordsville Police Station Re-Plat**

Karen Collins, A&F Engineering. described replats of 3, 4, and 5. Lot 5 is eliminated and incorporated into Lots 3 or 4, whichever one it was adjacent to. Police station is on Lot 4.

Ms. Collins asked to call the sanitary sewer easement a drainage and utility easement. Mr. Witsman said it is not an exclusive easement so it can be overlapped. Ms. Collins said yes, but do we want to just call it out as both. After discussion the board and Ms. Collins decided to

Mr. Pullum made a motion to approve the replat. Mr. Earl seconded. The motion passed unanimously.

**Morningside Development Plan**

Nick Scheib with Commonwealth Engineers gave a brief overview of the morningside project, noting utility and traffic.

Mr. McFall asked to see hydrants and water main location. Mr. Scheib said that those plans have been submitted to Citizens for sizing.

Mr. Spalding asked about the phasing of the project. Single family will go first, storage units and multi-family will follow. Mr. Witsman noted that infrastructure should be completed before single family home, is there an advantage to breaking out how the plat is recorded. Mr. Scheib suggested breaking it into sections for platting purposes. Mr. Witsman said we could plat altogether but it could hold up other sections.

Mr. Scheib said that he would prefer they plat them all separately.

Mr. Witsman referred to his memo (attached), specifically calling out 3, 4, 10-15, 16 (street signs, Scheib said they are not on there and asked for clarification on detail) point 17 (noted that other notes will impact that). Mr. Scheib said it is offset intentionally to avoid collisions. There is garage access there. Mark noted that visibility for turns would be impacted by the offsets. Discussion about traffic signage ensued. Ryan voiced concern about parking spaces backing into an intersection. Mark said it should be lined up better or offset more. Thinks that comments will impact this intersection.

TAC discussion. Mark stated first type of barrier and wanted to have it discussed. Ryan asked about wood bollards with cabling. Mr. Witsman asked for 8’ distance between bollards. Petitioner was okay with suggestions.

Point 18, needs a barrier on west and south, and possibly east.

Point 19, roundabout, mark wants to see line work.

Mark said to scratch out point 22.

Point 23 & 24, Scheib and Witsman discussed what is required.

Mark stated that RCP is required. Scheib said that storage facility wants another HPDE. Mark RCP is required whether private or public.

Pt 28. Scheib said there will be no basement. Witsman wants to memorialize this.

Witsman, all swales require subsurface drains.

Ron stated he needs to see street signs, stop signs, and speed limit signs on the plans.

Chad stated pond 2 is the start of the regulated drain. They need to go before the drainage board to abandon it. IDEM requiring a 50 ft buffer on existing ditch, Lots 43-37 runs into the back of those lots and will need IDEM permission. Will also need permission from the drainage board to do work in the easement. There is another project and will need to coordinate efforts. Scheib said they are not trying to put water into the ditch, its planned to go into the pond.

Ryan and Ron talked about 37-44 need to be marked as no fence lots. Chad said Aug 1 is next drainage board and gave timeline for submittal.

Ryan referred to his notes, suggest setting up teams meeting if there are any questions. – discussion of concrete vs asphalt roads.

Mr. Scheib said he has submitted plans to Aqua and Citizens, Mr. Crum said to submit to Ninestar as well.

**Gatherings at Aurora, Sec. 1 Development Plan**

Nathan --- gave a brief overview of the gatherings at aurora. Sewer interceptor comes out of Colonnade. They will go get it and bring it over.

Josh – asked about road widths. Nathan confirmed 30’ back to back and blvd is 20’ for each half

Mark – referred to his memo (attached). Pt. 3 Asked for overall site sheet that includes projected future phasing. Pt. 4 Traffic calming measures – don’t believe they are sufficient. Want to increase the bumpouts and lengthen them. Discussion ensued, including landscaping on bump outs as a visual effect.

Mark confirmed that there are no basement and wants it memorialized in some manner.

Mark discussed SSD swales – Pt 6

Pt. 13 wants more permanent end of road.

Ron – the yellow 4” thermos plastic. Ryan soad its in his letter.

Chad – said that they’ve been to drainage board. And they working, Mark asked to be looped in on when that is done.

Ryan said he would email his comments to the petitioners.

Nathan asked about lot numbering. Ryan said he doesn’t care, just don’t change once its submitted.

**Announcements**

The next meeting will be August 3, 2023, if needed.

**Adjournment**

There being no further business, the meeting was adjourned.