

McCordsville

ESTD  1988

INDIANA

**Technical Advisory Committee
Meeting Minutes
Thursday May 15th, 2025
9:05 AM**

Roll Call: Allyson Hamlin

Members Present: Erik Pullum, Steve Gipson, Mark Witsman, Ryan Crum, Chief Paul Casey, Hollie Kinker, Chad Coughenour, Buck Creek Township, Vernon Township

Members Absent: Ron Crider, Derek Shelton

Other Members: Allyson Hamlin

Approval of minutes

Mr. Earl first, Mr. Gipson seconded, to approve the April minutes, unanimous vote, motion passed unanimously.

Old Business

None

New Business

MAP McCord LLC's (Starbucks) request for review of a Development Plan and Re-plat for a drive thru restaurant at 6078 W Broadway

Starbucks shared their presentation. Mr. Gipson asked where the sanitary line would be under the parking lot.

Mr. Witsman shared concerns about construction traffic, storm water, sewer and drainage issues with the plans.

Mr. Crum asked if they could show the current Indiana Street ROW on the plans, and asked for any changes be added to the secondary plat.

Mr. Crum entertained a motion to recommend to the Plan Commission in receipt of all revisions and comments being addressed, Mr. Earl first, Mr. Pullum seconded, motion passed unanimously.

Fischer Homes' request for review of a Primary Plat for 182 lots on +/- 75 acres at the northwest corner of CR 600W & CR 650N

Mr. Earl had concerns about length of alleys A and B.

Mr. Witsman shared concerns about road access at the entrance.

Mr. Pullum asked if County Road 650 would be widened, Mr. Witsman stated that it is part of the PUD to do that.

Chief Casey wanted clarification on the open spaces.

Mr. Coughenour asked about drainage for the development.

Discussion about the cul-de-sacs in the middle of the neighborhood and if it could be a road that goes all the way through.

Recommend to Plan Commission dependent on revisions and comments addressed, Mr. Earl first, Mr. Pullum seconded, motion passed unanimously.

Arbor Homes' request for review of a Primary Plat for 326 lots on +/- 124 acres near the northeast corner of CR 700W & CR 500N

Mr. Ebbert wanted clarification on when the second entrance would be built for the development.

Mr. Witsman requested that the entrance be moved either North or South from where it is currently because of the lots across the street.

Discussion about speed limits, Mr. Witsman stated that there would be an internal discussion on whether speed limits would change.

Ms. Kinker shared her comments about the entrance and the mounds to buffer the neighboring subdivision Stansbury.

Chief Casey shared concerns about the number of parking spots for the amenity center for such a large neighborhood.

Discussion about the location of the amenity center, the clubhouse should be labeled pool house.

Mr. Coughenour asked where the drainage would go. Arbor responded that they are working through this solution with GDI and it will be going South.

Mr. Crum made a motion to recommend to Plan Commission once revisions are received, Mr. Pullum first, Mr. Gipson seconded, motion passed unanimously.

Patch Development's request for review of a Primary Plat for 3 lots and 2 blocks on +/- 38 acres at the northwest corner of CR 600W & CR 500N

Ms. Kinker requested that the name Gateway not be used for this development.

Utility placement discussion with Aqua.

Mr. Crum entertained a motion to recommend to Plan Commission contingent on revisions, Mr. Pullum first, Mr. Gipson seconded, motion passed unanimously.

Patch Development's request for review of a Development Plan for a business park on +/- 38 acres at the northwest corner of CR 600W & CR 500N

Mr. Witsman had concerns with the 3 to 1 slope for the pond, its required to be 5 to 1 he stated he would have to have some internal discussions.

Ms. Kinker requested streetlights be shown on the plans and asked for sidewalks to be built as the project gets developed.

Discussion took place on the stockpiles that are shown on the plans and the location of those.

Mr. Crum made a motion to recommend to Plan Commission contingent on revisions, Mr. Pullum first, Mr. Gipson seconded, motion passed unanimously.

INPWR's request for approval of a Development Plan for Lot 3 of Gateway of McCordsville, located near the northwest corner of CR 600W & CR 500N

Mr. Witsman requested the drainage report. Petitioner stated they will send that directly.

Mr. Pullum asked about sidewalks around the building.

Mr. Crum asked what type of vehicles would be used by the user and wanted to have specifics to verify that it is in the PUD. He also commented on emergency responders needing to be able to communicate in the building.

Mr. Crum made a motion to recommend to Plan Commission contingent on revisions, Mr. Pullum first, Mr. Gipson seconded, motion passed unanimously.

Town of McCordsville's request for review of a Development Plan for the McCordsville Community Center, located at 7580 Form St.

Mr. Witsman shared his comments. Mr. Crum wanted to clarify that only the project that they are working on be shown on the plans.

Mr. Crum made a motion to recommend to Plan Commission contingent on revisions, Mr. Pullum, Mr. Gipson seconded, motion passed unanimously.

Other Business

Review of Town of McCordsville's 2025 Road Projects

Mr. Crum shared the upcoming projects; those are attached to the May 15th TAC agenda.

Discussion took place on utility relocations and plans for the CR 600 N & CR 600 W roundabout.

Mr. Coughenour announced a night meeting about the reconstruction of the Stansbury – Schultz ditch next to McCord Square the McCordsville Cemetery, creating a two-stage ditch, July 1st 6:00PM.

Mr. Crum motioned to adjourn Mr. Pullum first, Mr. Gipson second, meeting adjourned.