

# Technical Advisory Committee

## Meeting Minutes

August 5, 2021

### Call to Order

**MEMBERS PRESENT:** Town Engineer Mark Witsman, Public Works Commissioner Ron Crider, Building Inspector Jack Spaulding, Buck Creek Township Fire Chief Dave Sutherlin, Hancock County Surveyor Susan Bodkin, Steve Gipson

**MEMBERS ABSENT:** Paul Casey, Mark Elder

**Others Present:** Bill Butz, Tonya Galbraith, Dereck

### Approval of Minutes

Mr. Crider made a motion to approve the minutes of the July 1, 2021 meeting. Mr. Gipson seconded the motion. The motion passed unanimously.

### Old Business

#### *Colonnade Concept Plan & Preliminary Plan*

Mr. Crum noted that changes had been made on the plan, including actual on-street parking on the northern most east-west street. It is showing as protected, perpendicular parking spaces, but will likely turn into parallel parking on both sides of the street. Mr. Crum stated that there may be more changes and if there are, it will be brought back to TAC next month.

Mr. Gipson asked if the Plan Commission had approved the plans. Mr. Crum said that it hasn't, but he is bringing plans to TAC early to try to catch any major red flags before it gets too far. Since it hasn't been approved, TAC does not need to take any official action.

Mr. Witsman noted that that the plans show the sanitary sewer tying into Stansbury lift station, the existing lift station for the corner shops was always designed to be temp and will tie into Stansbury when colonnade comes into being

### New Business

#### *Al Neyer's Primary Plat for the Vail Subdivision*

Bill Butz presented a revised primary plat for the Vail Subdivision. The primary plat is changed because the petitioners entered into an agreement to purchase the back portion of the Rosebrock property at 5601 W 600 N. This plat also shows a dedication to Aurora Way.

Mr. Crum noted that the side yard setbacks can go down to 25' instead of the shown 50'.

### ***Al Neyer Development Plan***

Mr. Butz presented the development plan, noting the two retention ponds and a setback of 330 ft on the northside.

He noted that they split the parcel into two sections for drainage – 1/3 goes to the north pond and the remaining 2/3 will go to the south pond. They are working with the drainage board to put asphalt over the drainage pipe. He noted that the sanitary sewer will connect to the Jurasco sewer.

Mr. Butz detailed the fire access plans, pointing out the 10 hydrants and the 16" water main they will connect. He confirmed with Chief Sutherlin that the plans will work. Chief Sutherlin asked for two changes.

Mr. Witsman confirmed that the town will take over the Woodhaven storm sewer when this parcel is annexed. Ms. Bodkin confirmed.

Mr. Witsman referred to the memo that was emailed to the petitioners earlier and addressed the following points (please refer to the attached letter)

- 1) Mr. Butz said they are still finalizing the plans and will include them when done.
- 3) Mr. Butz and Mr. Witsman discussed the improvements needed for Aurora Way.
- 7) Mr. Butz, Mr. Crum, and Mr. Witsman discussed various barriers that could be used and decided that mounding would not work because there is not enough room for a large enough mound. Mr. Crum stated that he would like something other than metal, but acknowledged he does not have the authority to official ask for that.
- 5) Mr. Butz acknowledged that they would add streetlights at each of the entrances.
- 8) Mr. Butz confirmed that the storm sewers at the pond outlets are appropriately sized.
- 12) Mr. Butz and Mr. Witsman discussed construction traffic on CR W 600 N. Mr. Butz said that the finish date for Aurora Way November 30, 2021. He asked that they be allowed to show two construction entrances with the understanding that they will cease using CR W 600 N as soon as Aurora Way is open. Mr. Witsman agreed.
- 13) Mr. Butz agreed to amend the erosion control plan.

Chief Sutherlin asked if a dry hydrant could be placed at one of the ponds, stating that the fire department would maintain it. He also asked to make sure that scuppers are in the roof.

Ms. Bodkin noted that there is not a guardrail at the pond off of CR W 600 N. Mr. Butz stated that he had worked with Mr. Witsman and that they are proposing 5' mounds that are heavily landscaped.

Mr. Crum made note of the approval process, stating that October 1 will be the soonest the petitioner will be able to start work.

**Announcements**

The next meeting will be September 2, 2021, if needed.

**Adjournment**

There being no further business, meeting was adjourned.



McCordsville Technical Committee  
**McCordsville Town Engineer**

Meeting Date: August 5, 2021  
Petitioner: Al Neyer  
Subdivision: **Vail Industrial**  
Location: 62 acres south of 5514 W 600N

Comments:

1. The Aurora Way extension is necessary for development not included.
2. Entrance improvements for 600N not shown. Please show 100' acceleration taper and 100' deceleration lane with 150' taper.
3. Entrance improvements for both Aurora Way entrances are not shown. Please show 100' acceleration taper and 150' deceleration taper for each.
4. Right of way pavement section shown on C7.0 does not call out the town's standards for lime stabilization and just calls for 95% compaction.
5. Streetlights are required at each entrance.
6. One right of way width is required between the right of way line and the top of bank of any detention facility. If this cannot be met, then a barrier agreeable to the town engineer may be used. This is an issue on the pond by 600 N. The mound and landscaping may be sufficient, but I could not confirm the size of the plantings from the plans.
7. I could not locate the detail for the guardrail for the south pond. The guardrail is maintained by the property owner?
8. Pond outlets are utilizing the offsite Woodhaven storm sewer. Please confirm in the drainage review with Burke that the storm sewer is sized appropriately.
9. C6.13 and C6.17 are the same sheet?
10. C6.14 and C6.18 are the same sheet?
11. On C6.13/C6.17, the pipe between D203 and D202 is not labeled.
12. Construction entrance is shown off 600N. Should it be shown on Aurora Way to keep construction traffic off 600 N? Can the construction entrance be relocated if the completion of the initial segment of Aurora Way does not match the needed start time?
13. The erosion control plan does not appear to prevent sediment from leaving the site specifically towards the Southwarks pond but in other locations as well. The silt fence is only around the ponds and stock piles but not where grade slopes away from the site.

*The above listed corrections have been made to the plat, and the plat is now in compliance.*

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_