

Technical Advisory Committee

Meeting Minutes

February 3, 2022

HELD REMOTELY VIA ZOOM

Call to Order

MEMBERS PRESENT: Jack Spaulding, Josh Earl, Paul Casey, Susan Bodkin, Ryan Crum, Mark Witsman, Steve Gipson (observation only)

MEMBERS ABSENT: Dave Sutherlin, Derek Shelton, Ron Crider

Approval of Minutes

Chief Casey made a motion to approve the December 2, 2021, minutes. Mr. Witsman seconded. The motion passed unanimously.

Old Business

None

New Business

Valvoline Instant Oil Change Development Plan

Robyn Peck and Paige Weidner appeared for the petitioner.

Mr. Crum gave a brief overview noting where the site is located.

Mr. Earl noted that one of the roadways is only 18' and it needs to be 20'. Ms. Peck stated that it may have been reduced to avoid encroaching on the setback. Mr. Crum asked her to try to widen the road way without going into the setback, but there may be some options if it cannot be avoided.

Mr. Witsman asked the petitioners to provide an estimate of sanitary flows for the business and noted a couple of corrections.

Mr. Crum asked the petitioners to refer to the comments he had sent.

Ms. Peck and Mr. Crum discussed the timing of submittals.

No other member had comments.

Shadow Grove Conceptual Site Plan

Mr. Crum introduced the project, noting that this is a review of the concept plan and asked for initial comments.

Julie Smith, Land Entitlement Manager with Arbor Homes, introduced the plan for the proposed subdivision at N 600 W and W 650 N. She noted that W 650 N would split the subdivision in two, also acting as the boundary for two different product types. Ms. Smith listed the amenities the subdivision would have, including a camping area in the Northwest section, which is forested area as noted by the Indiana Department of Natural Resources. She also noted the Southeast corner would be designated as a commercial area.

Chief Casey noted that the campsite area is a concern and asked that the developers avoid long street runs due to traffic concerns.

Mr. Earl asked if the campsites would be open to the public or residents only. Ms. Smith stated that the sites would be for the residents only.

Mr. Witsman discussed the points on his memo (attached). He also noted that he hoped that any development along W 650 N would correct the drainage issues in the area.

Mr. Spaulding confirmed that the southern part of the development is similar to a development in Greenwood.

Ms. Bodkin noted that there is an open ditch along Franks Rd that will need to stay an open ditch. She noted that there needs to be a 75' easement from the top of the bank. Ms. Bodkin, Mr. Witsman, and Ms. Smith discussed the proper lift station to utilize. Mr. Witsman noted that there are three basins in the area and a survey would be needed.

Mr. Crum stated that he did not have any comments at the moment and that he is in the process of reviewing the re-zone filing. He said that if he has any comments, he will include them with the comments on the re-zone.

No other members had comments.

Announcements

The next meeting will be March 3, if needed.

Adjournment

There being no further business, meeting was adjourned.



McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: February 3, 2022
Petitioner: Valvoline/CESO
Subdivision: **Valvoline at Meijer outlot**
Location: 6943 Broadway

Comments:

1. Please provide engineer's estimate of sanitary flows.
2. C7.2 does not include the sanitary lateral specs from the town standards.
3. The address does not include Pike, it is just Broadway.

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

Authorized Signature _____ Date _____



McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: February 3, 2022

Petitioner: Silverthorne Homes

Subdivision: **Shadow Grove / Whitetail Run Concept Plan**

Location: 650N and 600 West

Comments:

1. Update to joint traffic study and include participation in project contribution as well as other improvements determined by the study specifically to the 650N and 600W intersection.
2. Attempt to acquire the right of way to construct the multi-use path along 650N rather than wrap around the existing home at the southwest corner of the north half of the development.
3. If we can generate a potential site plan for the northwest corner of 600N and 600W, I would like to adjust the angle/location of the stub street to better match the angle of the future extension that will tie in perpendicularly to 600 West.
4. I would like to eliminate the jog of the multi-use path around the right of way for the Franks Road cul-de-sac. The long-term plan for Franks Road might also impact this development and the layout of the hard corner site.

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

Authorized Signature _____ Date _____