

Technical Advisory Committee

Meeting Minutes

March 2, 2023

Call to Order

MEMBERS PRESENT: Ryan Crum, Mark Witsman, Steve Gipson, Erik Pullum, Ron Crider, Josh Earl, Chad Coughenour, Derek Shelton, Brandon Wilch

MEMBERS ABSENT: Paul Casey

Approval of Minutes

Mr. Pullum made a motion to approve the February 2, 2023 minutes. Mr. Earl seconded. The motion passed unanimously.

Old Business

No old business

New Business

Request for approval of a Development Plan & Secondary Plat for Parkfield, a multi-family residential project near the southeast corner of CR 600W & CR 600N

Mr. Wilch stated he and the petitioners are exchanging emails.

Mr. Witsman referred to his memo, highlighting the following:

- 1) Mt. Comfort Rd has streetlight requirements that must be followed
- 2) Refer to PUD for streetlights on private streets.

Mr. Coughenour made the following points:

- 1) Tile 48 on the plans is actually Tile 42
- 2) The County does not accept sumps (#443)
- 3) GIS shows a regulated drain that may not exist – needs to be investigated

Mr. Crum referred to his letter, highlighting the following:

- 1) Ensure the ROW is shown
- 2) Scale might be off on the landscaping plans.

Request for approval of a Primary Plat for Broadacre, a multi-family residential project near the southwest corner of CR 600W & CR 600N and Request for approval of a Development Plan for Broadacre, multi-family residential project near the southwest corner of CR 600W & CR 600N

Mr. Wilch and the petitioner discussed relocating hydrants.

Mr. Witsman referred to his memo, specifically:

- 1) Requirements for streetlights
- 2) The fence shown. Mr. Witsman will work with the petitioner to eliminate the fence.

Mr. Coughenour stated that a regulated drain runs through the parcel and petitioners will need to get a reduction in the easement from the Drainage Board. He and the petitioners discussed what the Board will need to see, meeting dates and deadlines.

Mr. Shelton voiced a concern about visibility at the curve on CR 600 W.

Mr. Crum discussed marking a drive as an emergency route with bollards and parking for the amenity area.

Request for approval of a Primary Plat for McCord Square Phase II, a commercial project at the northeast corner of CR 600W & Main St

Mr. Witsman referred to his memo. He and the petitioner discussed existing utilities.

Mr. Crum asked the petitioner to ensure that all documents are updated frequently.

Request for approval of a Development Plan & Secondary Plat for Section 2 of Hampton Walk, a single-family residential project near the southwest corner of CR 600W & CR 750N

Mr. Gipson opened a conversion regarding the clean-outs. Mr. Witsman, Mr. Crider and Mr. Gipson had concerns about maintenance. Mr. Witsman stated that Staff would discuss and reach out to the petitioner.

Mr. Witsman referred to his memo, noting the following:

- 1) Sanitary plan shows a deviation from the Sewer Master Plan
- 2) Laterals aren't shown

Mr. Crider asked:

- 1) For a speed limit sign to be shown
- 2) The sewer lateral for Lot 80 on sheet C500

Mr. Shelton asked about street parking and the ability to maneuver school buses.

Mr. Crum referred to his letter.

Mr. Crum stated that secondary plats are not going to the Plan Commission any longer and asked for a motion to approve.

Mr. Pullum made a motion to approve contingent on all comments being addressed. Mr. Earl seconded. The motion passed unanimously.

Other Business

McCord Square Phase II Concept Plan

Mr. Witsman noted that the utilities need to be relocated since they currently run through the middle of the site.

A Ninestar representative stated that Ninestar is working with AES to allow work an extend Ninestar's territory boundary.

Police Station Conceptual Site Plan

Mr. Crum noted that Civic Drive will connect CR 750 N and Broadway. He also noted that parking on the west side will be for police only.

Announcements

The next meeting will be April 6, 2023, if needed.

Adjournment

There being no further business, the meeting was adjourned.