

Technical Advisory Committee

Meeting Minutes

April 6, 2023

Call to Order

MEMBERS PRESENT: Mark Witsman, Steve Gipson, Erik Pullum, Ron Crider, Chad Coughenour, Derek Shelton, Richard McFall (Buck Creek Township), Jim Bell (McCordsville Police Chief), Vernon Township

MEMBERS ABSENT: Ryan Crum

Approval of Minutes

Mr. Gipson made a motion to approve the March 2, 2023 minutes. Mr. Pullum seconded. The motion passed unanimously. 6/0/2 abstained (McFall and Bell)

Old Business

Morningside Group's request for review of a Primary Plat for +/- 60 acres located along the westside of CR 600W, between CR 600N and Aurora Way

Mr. Coughenour stated that the petitioner will need to appear before the County Drainage Board regarding the abandonment of the regulated drain.

Mr. Witsman referred to his memo (attached), specifically pointing out the following issues that need to be address before going to the Plan Commission:

- 1) Preliminary Drainage Report
- 2) Overlay of the roundabout
- 3) Stub streets do not align with Broadacre

New Business

Olthof Homes' request for a Primary Plat of 127 lots on +/- 48 acres, located along the southside of CR 900N approximately 1/2 mile east of CR 600W

Mr. Gipson confirmed that sanitary will be split between the Stone Grove and Emerald Springs lift stations.

Mr. Witsman referred to his memo (attached) and passed out Mr. Crum's letter (attached).

Project Plus's request for a Re-plat Lots 13 & 14 of Hampton Cove into a single lot

Jeff Knarr presented for the petitioner. He stated that he had received Mr. Crum's comments and understood them. He confirmed that the only changes he is requesting is to remove the lot line and extend the BSL along W Hampton Cove Ct. He also confirmed that they are planning on appearing on the April Architectural Review Board agenda.

Announcements

The next meeting will be May 4, 2023, if needed.

Adjournment

There being no further business, the meeting was adjourned.

McCordsville

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INDIANA

McCordsville Technical Committee McCordsville Town Engineer

Meeting Date: April 6, 2023

Petitioner: M&M 2020 LLC

Subdivision: **Morningside**

Location: NW corner of Aurora Way and 600 West

Comments:

1. Please submit a preliminary drainage report.
2. A roundabout at the intersection of Aurora Way and 600 West is planned. Please provide a drawing with the preliminary layout of the roundabout laid over your development plan and the proposed right of way. Any development structures or improvements should not be within the layout for the roundabout.
3. The location of the north stub street, Golden Lane, should be coordinated with the proposed development to the north, Broadacre. Currently the stubs do not align.
4. The proposed right of way for 600 West is not called out.
5. The proposed right of way for Aurora Way is called out as varies. Please provide more information so I can confirm the right of way is sufficient for the planned improvements.

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

Authorized Signature _____ Date _____

McCordsville

ESTD  1988

INDIANA

McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: April 6, 2023

Petitioner: Stoeppelwerth/Olthof Homes

Subdivision: **Alexander Ridge**

Location: East of Stone Grove on the south side of 900 North

Comments:

1. Please provide a sanitary sewer layout drawing with inverts and top of castings for review of compliance with the sanitary master plan.
2. Please call out the existing right of way of Glenview Dr in the Emerald Springs development.
3. A lighting plan is not required with the primary plat but one was provided. A review of the lighting will take place with the secondary plan review. Street lights are required every 200-250' and at intersections.

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

Authorized Signature _____ Date _____

McCordsville

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INDIANA

April 6, 2023

Stoeppelwerth & Associates
7965 E. 106th St.
Fishers, IN 46038

Re: Alexander Ridge

The Planning and Building Dept. has reviewed the Primary Plat submitted for Alexander Ridge and has the following comments that need to be resolved:

Primary Plat:

1. Please confirm at least 61 lots are a minimum of 70' wide at the BSL, and the remaining 66 lots are at least 65' wide at the BSL.
2. Please add an open space per anticipated section table to the plat. We understand the exact section lines and phasing may change in the future.
3. Please add the following notes:
 - a. Snow Removal: The HOA shall be responsible for snow removal of all internal streets.
 - b. The Town shall not be responsible for any maintenance of any landscaping, fencing, or signage located in public right-of-way.

Other: *(These comments do not need to be addressed on the primary plat, but will be required to be addressed on any future Development Plan submittal. These comments shall not be interpreted as the only comments staff will have on future Development Plans, nor does this review constitute a Development Plan review.)*

4. The Town has not reviewed the landscape plan submittal, but we appreciate the fact the petitioner has gone to that level of detail on the primary plat. We will conduct our LA review over the next week and send those comments out. They will not impact the Primary Plat process.

Please submit revisions to these comments and all other Town comments. Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via email/share file link to rcrum@mccordsville.org. Submittals received by April 11th will be eligible for review by the Plan Commission on April 18th (if public notice is completed by April 7th). Submittals received by May 2nd will be eligible for review by the Plan Commission on May 16th (if public notice is completed by May 5th). Detailed drainage revisions can be continued to be addressed following Plan Commission.

The Town reserves the right to highlight additional comments at a later date.

If you have any questions, do not hesitate to contact me.

Sincerely,



Ryan Crum, AICP, CPM

Assistant Town Manager - Planning & Development
Town of McCordsville

McCordsville

ESTD  1988

INDIANA

April 6, 2023

Project Plus
1257 Airport Parkway, Ste. A
Greenwood, IN 46143

Re: Hampton Cove Re-plat, Lots 13-14

The Planning and Building Dept. has reviewed the Primary Plat submitted for Alexander Ridge and has the following comments that need to be resolved:

1. Please confirm the only change sought is the removal of the lot line between lots 13 & 14 and the extension of the 25' BSL along W. Hampton Cove Ct.

Other: *(These comments do not need to be addressed on the primary plat, but will be required to be addressed prior to the issuance of a building permit. These comments shall not be interpreted as the only comments staff will have on a future building permit submittal.)*

2. In addition to seeking a local building permit through the Town of McCordsville Planning & Building Dept., the home is required to receive approval from the Town's Architectural Review Committee (ARC). If you would like to be on the April 18th ARC, **please let us know via email response**. The plans you have filed should be sufficient for review, but we will be in touch if we need additional info.

Please submit revisions to these comments and all other Town comments. Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via email/share file link to rcrum@mccordsville.org. This re-plat petition can be administratively approved via staff, and does not require going to any additional boards or commissions.

The Town reserves the right to highlight additional comments at a later date.

If you have any questions, do not hesitate to contact me.

Sincerely,



Ryan Crum, AICP, CPM

Assistant Town Manager - Planning & Development
Town of McCordsville