**McCordsville Plan Commission**

**Tuesday, November 21st, 2023**

**Members Present:** Devin Stettler, Brianne Schneckenberger, Chad Gooding, Scott Shipley, Dr. Bryan Burney, Greg Brewer

**Members Absent:** Steve Duhamel

**Other members present:** Gregg Morelock, Mark Witsman, Ethan Spalding, Allyson Hamlin

**Call to order:**

Dr. Burney made a motion to approve minutes with an editorial change. The board voted unanimously to approve minutes with the editorial change.

**No Old Business**

**New Business**

**PC-23-17 StorAmerica Primary Plat**

Mr. Spalding presented the plat zoning.

Petitioner, Mike Surak with StorAmerica, presented the primary plat proposal for the self-storage.

Dr. Burney asked about storm water.

Mr. Witsman explained the proposed drainage.

Dr. Burney asked about the support for the underground storage units.

Mr. Witsman explained that they would be under the parking lot.

Mr. Gooding explained the underground storage units.

Mr. Brewer asked about the exteriors of the southern part of the building if it would be a brick building or storage units.

The petitioner mentioned that yes, some buildings will be finished in brick.

Mr. Brewer asked about lighting the intersection.

Mr. Gooding asked about the out lot having its own underground storage or utilizing the underground storage on your property.

Petitioner stated that all detention will be accommodated in the underground storage.

Mr. Brewer made a motion to suspend the plan commission meeting, Dr. Burney seconded.

Mr. Brewer made a motion to open the public hearing. Dr. Burney seconded.

*Public hearing was opened.*

No one chose to speak.

Mr. Brewer made a motion to close the public hearing. Ms. Schneckenberger seconded. The board voted unanimously to close the public hearing.

*Public hearing was closed.*

Dr. Burney motioned to resume the Plan Commission meeting. Ms. Schneckenberger and Mr. Brewer seconded.

Dr. Burney made a motion to approve PC-23-17 the StorAmerica primary plat as presented. Mr. Brewer seconded the board voted unanimously.

**PC-23-18 Colonnade Streetlight Wattage Discussion**

Mr. Stettler stated that Mr. Smith was not present.

Dr. Burney stated that he spoke with him today.

Mr. Spalding presented that the staff was seeking approval on wattage change. The same lights would be installed, but instead of 65 wattage they would go to 40 wattages south of the ditch, with the exception of one light at 65 wattage at the southern entrance of Colonnade on 700 North.

Gregg Morelock asked what the standard wattage.

Mr. Spalding stated the standard is normally 90 watts.

Dr. Burney reading email from Kevin Smith.

Mr. Brewer stated that he spoke with Chief Casey on the concerns they have on the lower wattage pertaining to street safety.

Dr. Burney asked about the PUD and if there was a variance for the lighting.

Mr. Brewer asked if we are allowing the wattage to be lowered, not the make and model of the streetlight.

Dr. Burney stated that he believes that Ryan and the developer had come to the conclusion that South of the Stansbury ditch the wattage would be decreased to 40 watts per light and a shield would be placed on the south side of the lights.

**Mr. Brewer made a motion for staff to have discretion to lower the wattage to 40 watts on the southern portion of Colonnade, with the exception of the 65-wattage light at the entrance. Mr. Gooding seconded. The board unanimously voted.**

2024 meeting dates discussed.

Mr. Brewer questioned about time change.

Mr. Brewer made a motion to approve the meeting dates. Ms. Schneckenberger seconded. The board voted unanimously.

New Business from the Floor

Dr. Burney asked about the earthwork that is happening at the Gatherings PUD.

Mr. Witsman explained the plan for the mound.

Mr. Brewer made a motion to adjourn the meeting, Mr. Stettler seconded. The board voted unanimously to adjourn the meeting.

The meeting was adjourned. December 19th meeting announced.

Next meeting is December 19th, 2023.