**Technical Advisory Committee**

**Meeting Minutes**

**December 7th, 2023**

**Call to Order**

Members Present: Ethan Spalding, Mark Witsman, Ryan Crum, Ron Crider, Steve Gipson, Erik Pullum, Josh Earl, Chief Paul Casey, Chad Coughenour

**Members Absent:** Derek Shelton, Richard McFall

**Other Members:** Allyson Hamlin

Approval of minutes will continue to January.

*MI Homes' request for a Development Plan and Secondary Plat for Rockport, Section 1  
Petitioner, MI Homes and Kimley-Horn presented dev plat and secondary plat.*

The petitioner presented for M/I homes.   
  
Mr. Witsman presented his concerns and comments about paving. Petitioner agreed that they would add the paving to their plans.

Mr. Coughenour explained the process of asking for a reduction with the town.

Mr. Witsman commented on lake #2, with tree preservation questions. Stated that there could be a 5 to 1 slope. Requested some measurements for the tree line and conserving the tree line as much as possible.

Petitioner agreed to all comments.

Mr. Coughenour asked about the 60 inch culvert pipe and what the plans were.

Petitioner said they can leave the pipe in if they need to. Currently the plan was not to disturb that area so it was staying in place.

Mr. Crum stated the pipe should come out.

Mr. Witsman stated that the pipe needs removed so that people don’t drive on it.

Mr. Crum stated that the trail along the ditch should be within a public access easement, and they should do the easement request now.

Mr. Witsman requested 15 feet wide easement for repairs.

Mr. Crum made a motion to accept the plans and approve them upon revisions all of town standard and comments. Seconded by Chief Casey & Mr. Pullum, 7/0 vote.

*Green Touch PUD Concept Plan*

This will go through a rezone process and it will come back with changes.

Discussion about wooded areas and vegetation.

Petitioner will have to take out a pipe along there somewhere

Mr. Crum questioned if there were any plans for improving the roadway.

Petitioner has no road improvements planned.

Mr. Witsman asked about when they are wanting to move forward with their plans

Mr. Crum stated that we are on track for a public hearing in December.

Discussion about parking lot and roadway wide enough for fire to travel through.

Petitioner stated that they have no more comments until PUD presentation.

*Jacobi Farms Amended Concept Plan*

Petitioner presented the concept plan. Also stated that if they are not seeking to amend anything they will abide by all requests.

Discussion on traffic flow and lift station question

Mr. Crum stated that Pulte is the builder for the homes.

2024 Calendar of Meetings

Ryan presented the change in day and time that TAC meets, either 3rd or 4th Thursday of the month and at 9:00 in the morning.

Mr. Earl motioned to approve change, Mr. Gipson seconded, voted unanimously.

Mr. Pullum motioned to adjourn and seconded by Mr. Earl, voted unanimously.