

**McCord Square Review Board Meeting**  
**Meeting Minutes**  
**November 28<sup>th</sup>, 2023**

**Members Present:** Greg Brewer, Ryan Crum, Tim Gropp, Alex Jordan, Larry Longman

**Others Present:** Mark Witsman, Ethan Spalding, Allyson Hamlin

**Approval of Minutes**

Mr. Longman asked for some clarification on minutes from 6/26/23.

No editorial changes in the minutes.

Mr. Brewer motioned to approve the minutes, Mr. Longman and Mr. Jordan seconded. The board voted unanimously to approve the minutes from June.

**New Business**

***Rebar Development's request for approval of Blade Signs on the Lucas and Jackson buildings.***

Rebar is requesting for signage to be a 17-foot sign instead of the community standard of 12 foot.

Mr. Crum stated that the staff is in support of the 17 feet.

Mr. Brewer motioned to approve. Mr. Longman moved to approve; Mr. Gropp seconded. The board voted unanimously to approve.

***Ninestar Connect's request for approval of the Development Plan and Architectural Design of their proposed building at the southeast corner of CR 600W & Main St***

The petitioner Bill Butz with Kimley-Horn Engineering presented their site plan and proposed elevations.

Mr. Longman asked who will be using this building.

The petitioner explained that it would be office space right now.

Discussed access on the west façade entrance for future tenant usage.

Mr. Brewer asked about parking.

Mr. Longman asked about the primary source of heating and cooling.

The petitioner explained how the geothermal will work.

Mr. Longman asked what the closing status is on the last house near McCord square.

Mr. Gropp explained that the house property will become a park maintenance storage in the future.

Mr. Jordan asked if the town would maintain ownership of that parcel, Mr. Gropp stated that the town would maintain ownership.

Mr. Crum presented what the trail head will look like.

Mr. Long asked about the entrance on union street.

Mr. Crum explained that whoever develops the other parcel of land will be responsible for that curve also stated that staff is in support of someone agreeing to take care of that parcel.

Mr. Longman asked if the roadway was wide enough for a firetruck to fit through. Also asked about the utilities on the trail head and storage shed, about the concrete sidewalks around the building, and who was the owner of those. Also questioned about drainage flowing over sidewalks.

Mr. Jordan stated that a portion of the walkway went into the right of way and they would need to amend that and get a public access easement.

Mr. Butz explained the drainage plan for the storm sewer.

Discussed the furnishings, explained they would be provided by owner but will be changed on the plans.

The board stated that the expectations would be that what is on the plans will be provided by them. It would need to be labeled as "future by others".

Dumpster gates were questioned.

Mr. Longman asked about the entrance apron on the union street entrance.

Mr. Crum and Mr. Gropp suggested adding a way finding sign package for the entrance, but they are not to that step yet.

Mr. Butz presented the irrigation plan for the trailhead.

Discussed trailhead and maintenance shed.

Mr. Longman asked if the entrance road should be heavy duty instead of standard duty, he also asked if the lights will be recessed. Kinsey answered that they will be recessed.

Mr. Longman asked about rain drainage from the building, worried about ice buildup on the sidewalks. Concerned about ice buildup in the winter. The inner sidewalk is maintained by Ninestar the outer sidewalk is maintained by the town. Kimley responded that they have two roof drains.

Mr. Brewer asked about the maximum capacity of the building.

Kimley – Horn said just above 400 people.

Mr. Brewer asked about adequate parking for that amount of people visiting.

Mr. Crum explained the plan for the parking space. The amounts given do meet the requirements given.

Discussed parking and that it would be the future tenant problem.

Ryan Crum presented the PUD, site plan requesting the front yard setback from 15 feet to 13 feet, the decision for street scape would come later on Union Street, the town would determine the enhanced landscaping at a later date, parking does need approval by the MSRB, requirements for a corner notch and the corner feature, noting that there is metal paneling. Staff is in support of the building and site plan as presented. Denoting the items that need the board approval and the items that were discussed today; pedestrian access easement, ensuring we have cross access, ensuring utility easements, pavement depth for Union Street, double checking the dumpster gates and roof drainage.

Mr. Brewer is concerned about the Union Street issue. Wanting a letter of understanding between the 2 properties about the entrance road.

Mr. Crum asked if there could be a letter that someone meets the PUD requirements.

Mr. Crum motioned to approve the design for the Ninestar Connect building as presented for the building and the site including all the items noted today including but not limited to a commitments letter for the Union Street streetscape improvements.

Mr. Longman seconded. 6/0 voted unanimously.

Next meeting: TBD

Mr. Longman moved to adjourn the meeting. Mr. Crum seconded, meeting was adjourned.