

# McCordsville

ESTD  1988

## INDIANA

**Technical Advisory Committee  
Meeting Minutes  
Thursday, September 18<sup>th</sup>, 2025 - 9:03 AM**

**Members Present:** Steve Gipson, Mark Witsman, Hollie Kinker, Ryan Crum, Erik Pullum, Chief Paul Casey, Chad Coughenor, Josh Earl

**Members Absent:** Ron Crider, Derek Shelton, Andy Ebbert

**Other Members:** Allyson Hamlin

### Approval of minutes

*Mr. Pullum made a motion to approve the August minutes. Mr. Gipson seconded. Motion passed unanimously.*

### Old Business

None.

### New Business

**Forestar's request for review of a Primary Plat for 167 lots on 80 acres, located along the west side of CR 500W, between CR 600N & CR 700N**

- Mr. Witsman shared his comments and covered the concerns from Public Works
- Ms. Kinker shared the section issues in the county, requesting a new layout so property owners will only own one lot.

**Ignite Ultra Lounge's request for review of a Development Plan and Replat for 6383 W Broadway**

- Mr. Witsman shared concerns on the parking layout, sanitary sewer easement is not shown on the plat; he wants to ensure that it is included.
- Concerns were raised about the possible need for a grease pit
- Planning shared their comments.
- Building shared their comments regarding entrance and exits, accessible standards for bathrooms, exterior lighting concerns.

- Fire shared their comments about ash trays and how those materials will be disposed

***Motion: Motion made to recommend approval for the Plan Commission contingent on revisions, so moved by Chief Casey and seconded by Mr. Earl, unanimous vote, motion carried.***

**Town of McCordsville's request for review of a parking lot at 7595 Form St**

- Mr. Witsman shared concerns about Third Street sidewalk drainage.
- Ms. Kinker shared that comments are about fencing, landscaping and lighting.
- Chief shared concerns about lighting. Mr. Crum suggested bollard lighting to minimize impact on residents

***Motion: Motion for a favorable recommendation to Plan Commission contingent on revisions being received. So moved by Mr. Earl, seconded by Mr. Pullum. Unanimous vote; motion carried.***

***Lennar Home's request for approval of a Re-plat of the Lowell Alexander Minor Plat***

- Ms. Kinker shared her comments for county auditor's requirements.

***Motion: Chief Casey made a motion to approve pending comments. Seconded by Mr. Earl. Motion carried unanimously.***

**TAC Review Department Checklists**

- Ms. Kinker shared the plan for the future of our internal checklist for review.

***Mr. Witsman motioned to adjourn. Mr. Pullum seconded. Meeting adjourned.***