

Technical Advisory Committee

Meeting Minutes

October 6, 2022

Call to Order

MEMBERS PRESENT: Ryan Crum, Mark Witsman, Steve Gipson, Erik Pullum, Ron Crider, Paul Casey, Josh Earl, Chad Coughenour,

MEMBERS ABSENT: Derek Shelton, Buck Creek Township FD

Approval of Minutes

Mr. Gipson moved to approve the September 1, 2022, minutes. Mr. Pullum seconded.

Old Business

No old business

New Business

Coffee at the Crossing Development Plan

Mr. Crum announced the site plan had changed since it was sent to committee members.

Mr. Earl confirmed that the caboose will not be used as a seating area.

Mr. Gipson confirmed there will not be a drive-up window and that no cooking would be done on-site.

Petitioner asked about fire hydrants and Mr. Earl said there should be one close enough so a new one does not need installed.

Mr. Witsman referred to his memo (attached) noting that it is based on the old site plan, so comment 1 is no longer relevant. He noted that a future road project at the intersection of Broadway and CR N 600 W includes a median that will limit access to the site. He asked that the plans be revised to show the drainage inlet. He noted that the submitted site plan is missing details and a full one must be submitted.

Mr. Pullum stated that the structural integrity of the rail car should be kept in mind and that accessibility and building codes will apply even if it is only used as a "walk-thru" feature.

Mr. Crum referred to his memo (attached) and gave the deadline for revisions to keep the matter on the Plan Commission Agenda. He reiterated that the drainage plan will be needed for final release of the site plan.

Haven Ponds, Section 2 Development Plan & Secondary Plat

Mr. Witsman noted that the plans need a stamped approved coversheet. He referred to his memo (attached) noting that the widening for CR N 500 W needs to be incorporated into Section 2.

Mr. Crum ensured that the Petitioners did not have questions about his memo (attached).

Parkfield Concept Plan

Mr. Crum introduced the Cityscape concept plan for the Parkfield development.

Mr. Witsman noted that sections need to be shown when they get to the detail stage and that on-street parking needs to be limited.

Mr. Pullum and Mr. Earl discussed the dimensions of the stub streets with the petitioner to ensure that emergency equipment could maneuver.

Chief Casey and the petitioner discussed limiting on-street parking and how it would be enforced.

Broadacre Concept Plan

Mr. Crum introduced the Cityscape concept plan for the Broadacre development.

Mr. Witsman, Mr. Crum, Mr. Coughenour, and the petitioner discussed the legal drain along CR W 600 N and possible ways of shifting the ditch and potential requests IDEM may make. Mr. Witsman noted the wetland in the middle of the site as an area of note.

Chief Casey asked about lighting and signage around the pickleball courts and confirmed that onsite management would be enforcing posted rules.

Mr. Crum stated that his is still working on the PUD and informed the petitioner of upcoming meetings and deadlines.

2023 TAC Meeting Calendar

Mr. Earl made a motion to approve the 2023 meeting calendar. Mr. Witsman seconded. The motion was approved unanimously.

Announcements

The next meeting will be November 3, 2022, in the Police Training Room, if needed.

Adjournment

There being no further business, meeting was adjourned.



McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: October 6, 2022
Petitioner: Silverthorne Homes and StructurePoint
Subdivision: **Haven Ponds Section 2**
Location: SE Corner of 96th Street and 500W

Comments:

1. A sanitary sewer agreement is needed prior to recording of the plat.
2. On C200, a future section is shown to be included in the proposed Section 2.
3. On C300, please extend the local collector area through the first intersection back to the handicap ramps on the south side of the intersection.
4. CR 500 West needs to be widened to 12' lane with 2' stone shoulder. Please include in the plans for the entire site.
5. On C310, 500W is to be widened to 12' lane from the centerline. It appears that the 12' deceleration lane is called out from the edge of pavement. Please dimension the 12' travel lane and the 12' deceleration lane. Also, please dimension the length of the deceleration lane and the length of the tapers.
6. On C211, there should be a streetlight added at the Creekside Circle cul-de-sac.
7. On C211, please offset the streetlight on the 16/17 lot line a minimum 5' from the storm pipe.
8. On the storm profiles, please call out the last curb inlet before a pond to include a 2' sump. I think 3-309 and 3-314 should be included. Please confirm.
9. On C421, please eliminate the subsurface cleanout on the 13/14 lot line.
10. On the subsurface drain sheet, please call out the length of the subsurface runs and label the inverts for the cleanouts.
11. Subsurface laterals need to be shown for every lot. Some of the lines shown could also be shortened.

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

Authorized Signature _____ Date _____



October 6, 2022

American StructurePoint
9025 River Road, Suite 200
Indianapolis, IN 46240

Re: Haven Ponds, Section 2

The Planning and Building Dept. has reviewed the Development Plan and Secondary Plat and submitted for Haven Ponds, Section 2 and has the following comments that need to be resolved:

PLAT:

1. Staff, in consultation with emergency responders and E911, will provide address approval.

CONSTRUCTION PLANS:

Streets & Sidewalks/Paths

2. All truncated dome plates shall be black.
3. A 4" yellow thermoplastic marking shall be applied to the top-of-the-curb adjacent to any fire hydrant for a distance of 10' from the hydrant.
4. Please confirm the trail along the ditch will be located on the east side of the ditch and therefore built with future section(s)?
5. A culvert or boardwalk crossing of the ditch, for the trail along 96th St., is required. You can elect to install that with this Section or the adjacent section, but we would like you to confirm your intent by responding to this comment.

Lighting & Landscaping

6. Staff has reviewed the landscape plan and finds the following revisions are needed:
 - a. Sheet L102: The perimeter plans show 23 trees, 37 are required.
 - b. Sheet L101: For the perimeter south of the entrance, plans show 12 trees, 14 are required.
 - c. Sheet L101: For the perimeter north of the entrance along 500W, plans show 28 trees, 38 are required.
 - d. Sheet L101: For the angled portion of the perimeter between 500W & 96th, plans show 7 trees, 9 are required.
 - e. Sheet L101: For the perimeter along 96th, plans show 24 trees, 32 are required.
 - f. We assume the area surrounding the legal drain will be common area
 - g. The Town does not permit street trees between the curb and sidewalk unless the planting strips is at least 10' in width. We'd like to see if it possible to increase the planting strip width to 10' adjacent to the northside of Lot 51 and southside of Lots 1 & 2, and then taper down to the standard 6'.
 - h. The min. planting size for any deciduous tree is 2.5" Cal.
 - i. We would like to see another species used in place of the Blue Pacific Shore Juniper. This tends to provide untamed messy appearance with age especially when not properly maintained. This can be replaced with perennials, turf grass, or another low shrub.

7. The Town Engineer may have further comments on streetlight spacing, the P&B Dept. will concur with those comments.

Miscellaneous

8. The Town would like to see black posts for all street signage. Please propose and include a detail.
9. Thank your providing a detail for the pond fountain. Please add a note to the Development Plan stating a fountain will be installed in Pond #1. If this fountain can be illuminated the Town would consider that a welcome upgrade.
10. The Vernon Township Fire Inspector may have comments related to hydrant spacing. The P & B Dept. will concur with those comments.

Please submit revisions to these comments and all other Town comments following the TAC meeting. 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 October 12th will be eligible for review by the Plan Commission on October 18th. Submittals received by November 1st will be eligible for review by the Plan Commission on November 15th. 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.

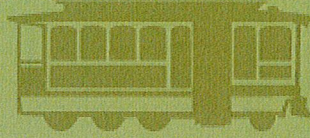
If you have any questions, do not hesitate to contact me.

Sincerely,



Ryan Crum, AICP, CPM

Assistant Town Manager - Planning & Development
Town of McCordsville



October 6, 2022

Cornerstone Design
8481 E. 550N
Otterbein, IN 47970
Attn: Dann Keiser

Re: Coffee at the Crossing Development Plan

Dear Mr. Keiser:

The Planning and Building Dept. has reviewed the Development Plan and has the following comments that need to be resolved:

Miscellaneous:

1. The Fire Dept. may have further comments related to FDC and water hydrant locations.
2. The brick veneer screen wall for the trash enclosure shall have a concrete or stone cap and we will need to know the type and material of the gate. We will also need to see a detail of the proposed enclosure. This can be provided with the civil set or building set. The detail should show the cap and gate.
3. As a friendly reminder, the BZA approval included a requirement that all deliveries be restricted to hours when the coffee shop is not open for business.

Site Plan:

4. All truncated dome plates shall be black.
5. The sidewalk, connecting the outdoor seating area to the path along Mt. Comfort Road, shall be a minimum of 6' in width.
6. The parking on-site is sufficient for a total of 15 seats. Approval of the Development Plan will be contingent upon that maximum seating allowance, or submittal of a revised plan (in the future) denoting additional parking.

Lighting:

7. The Town will need to see cut-sheets and details for all exterior lighting fixtures, both wall mounted and free-standing.

Landscaping/Buffering:

8. A landscape plan was not uploaded with the iWorQ permit filing. However, since you provided a paper copy at our meeting, we were able to review the plan. It should be noted the LA plan was shown on the old layout, so please provide a revised landscape plan accounting for the site plan layout adjustments and the comments below.
9. The foundation bed must feature shrub and/or ornamental tree plantings. Your proposal seems to consist of ornamental grasses and perennials only. You can certainly retain those, but some shrubs or ornamental trees are necessary surrounding the west and north perimeters of the building. The caboose may feature just the ornamental grasses and perennial bed as proposed.
10. The planting bed for the trash enclosure is noted but not shown. Please show it on three (3) sides of the enclosure.
11. All planting beds shall feature natural mulch, black or dark brown in color, or a natural stone in a natural, neutral tone or hue.
12. The east perimeter of the parking lot needs a shrub row.
13. Note 9 denotes only a single species of shrub. In order to avoid monoculture, at least 3 species shall be chosen. Additionally, to save on costs the shrub row may be stopped in line with the front of the caboose.
14. We will need to see a plant schedule for all proposed species denoting quantity and size at time of planting.

Signage:

15. Any wall and/or ground signage will require a sign permit.

Architecture:

16. The building will need ARC review and approval prior to construction. We highly recommend colored elevations for the ARC meeting. Such elevations are also helpful in ensuring all color choices are compliant with the Zoning Ordinance.

Please submit revisions to these comments and all other Town comments following the TAC meeting. Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via iWorQ (Revisions/Other Application), or email/share file link to rcrum@mccordsville.org. Submittals received by October 12th will be eligible for review by the Plan Commission on October 18th. Submittals received by November 1st will be eligible for review by the Plan Commission on November 15th. 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



October 6, 2022

Cornerstone Design
8481 E. 550 N.
Otterbein, Indiana 47970

Re: Coffee at the Crossing

To whom it may concern:

I have reviewed the site development plan and have the following questions/concerns:

- Will there be the ability to comply with all accessibility codes?
- Will there be the ability to comply with exiting codes both in and out of the rail car? Including:
 - Number of exits or occupant load
 - Accessibility to exits
 - Exit pathway clearance and distance
- Connecting a building to the rail car will have to comply with energy code and 2014 IBC codes of framing for the building around it.
- How is the structural integrity of the rail car?
 - Can it hold the required loads?
 - What type of restoration work would be done?
 - Would the car and the larger structure meet uplift and lateral displacement requirements?

Please keep this in mind during the development of this project, especially as the detailed building plans come together. Many of these things would be addressed during a plan review and inspection process, however they require preplanning to ensure code compliance.

Please submit revisions to these comments and all other Town comments following the TAC meeting. Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via iWorQ (Revisions/Other Application), or email/share file link to rcrum@mccordsville.org.

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,

Erik Pullum

Building Commissioner

Town of McCordsville

317-335-3604 or epullum@mccordsville.org



McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: October 6, 2022

Petitioner: Cornerstone Design

Subdivision: **Coffee at the Crossing**

Location: Just south of CVS near the intersection of Broadway and 600 West

Comments:

1. Please show the removal of the existing drive off Mt Comfort (CR 600 West). Normally the drive cut would also need to be removed, but a future town project will remove it.
2. Please be aware that a future town Mt Comfort road project will include a median on CR 600 West that will limit Mt Comfort access to the shared CVS/Coffee at the Crossing drive to northbound traffic only.
3. There is a drainage inlet to the north of the site in the CVS drive that will also serve the site. Please show it on your plans. I think most of the site will drain to this inlet and not the inlet within the right of way. Please confirm with elevations on your detailed site plan. Adding an inlet in the front yard as we discussed at the prefilling meeting is no longer required since the adjacent CVS inlet can serve the site.
4. After reviewing the drainage ordinance, you are exempt from the detention, construction, and post-construction requirements. You do not have to submit a drainage report.

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

Authorized Signature _____ Date _____