**Technical Advisory Committee**

**Meeting Minutes**

**March 21st, 2024**

**9:03 AM**

**Roll Call:** Allyson Hamlin

**Members Present:** Josh Earl, Richard McFall, Mark Witsman, Ryan Crum, Ron Crider, Steve Gipson, Erik Pullum, Chief Jimmy Bell, Chad Coughenour

**Members Absent:** Derek Shelton

**Other Members:** Allyson Hamlin

**Approval of minutes**

Mr. Earl made a motion to approve the February Minutes, Mr. Pullum seconded, board voted 9/0. Jimmy Bell abstained from voting.

**Old Business**

N/A

**New Business**

*Green Touch's request for review of a Development Plan and Secondary Plat for two lots at the northeast corner of Depot Street and N. Railroad Street*

Mr. Earl requested hydrants be marked on the plans more clearly.

Mr. Witsman spoke on drainage, a possible sidewalk extension on Depot Street.

Mr. Crider asked about the storm drain and if it would discontinue or if it would continue.

Mr. Coughenour discussed the need for a site cleanup.

Mr. Crum stated about the need for a 15 foot easement and deepening in the back corner for the town’s future use.

**The board moved to recommend this to the Plan Commission upon revisions, Mr. Pullum motioned first, Mr. Earl seconded, the board voted 8/0.**

*Cityscape Residential's request for review of a Secondary Plat for the Broadacre development, located at the southwest corner of CR 600W & CR 600N*

Discussion took place on the west property ditch and the ROW along Mt. Comfort Road.

The petitioner stated that the ROW was not parallel along Mt. Comfort Road they are going to find a halfway point.

Mr. Witsman agreed to this.

**Mr. Crum made a motion to recommend to the Plan Commission, Mr. Pullum first, Mr. Earl seconded, the board voted 8/0.**

*Culver's request for review of a Secondary Plat for one (1) lot at the northwest corner of CR 600W & W Broadway*

Mr. Witsman concerned about the dedication on railroad street for the right of way. Surveyor’s have differencing in opinions, would like dedication starting from the centerline of railroad street.

Mr. Crum stated they need to remove the second lot for this project so the town’s standards do not apply to it.

**Mr. Crum made a motion to recommend this to the Plan Commission contingent on amendments, Mr. Witsman first, Mr. Pullum and Mr. Earl seconded, board voted 8/0.**

*TRG's request for review of a Secondary Plat for one (1) lot along the eastside of Kensington Way, south of Wellington Way*

Mr. Witsman stated concern about easements and wants the mainline for a 20 foot sanitary easement.

Mr. Crum asked for the petitioner to please show the setbacks on the plans.

**Mr. Crum made a motion to recommend this to the Plan Commission, Mr. Pullum first, Mr. Earl seconded, the board voted 8/0.**

*Town of McCordsville's request for review of improvements to Old School Park and drainage improvements to Center & Hanna St*

Mr. Crum presented the park renovation project.

Hanna Street is not being improved but parking will be added to the road.

Discussion took place about sanitary and storm utility piping.

A discussion took place on the floodway needing to be shown and if the park will remain open during construction.

Mr. Crum requested that one of the sidewalks be terminated, the other sidewalk tied into the existing sidewalk. Leave sidewalk by 750.

Petitioner asked about ROW with this project. Mr. Crum and Mr. Witsman stated there is no dedication in this phase is necessary.

Mr. Crum stated this does not need to go to the Plan Commission.

**Mr. Crum made a motion to approve these plans contingent upon revisions, Mr. Pullum first, Mr. Earl second, the board voted 8/0.**

*Pulte Group's request for review of an Amended Concept Plan for Jacobi Farms*

Mr. Crum presented the site plan for Jacobi farms.

Mr. Witsman stated concern about the public road, the owner is in charge of snow removal. The ring road is designed for a 15 mph drive and not a public road. Requesting it be amended to either be a public road or a private road.

There was a concern mentioned about school buses.

Mr. Witsman, stated that the road would be widened for parallel parking.

Discussed the site plan.

Mr. Crum stated concern about the outside street being public. Fire and Police Department also agreed with the public road because they would have more control over it.

Discussion took place about fencing for the cottage homes. There is concern for safety if fire or police need to enter a building the fencing would increase the difficulty.

Discussion about back patios needing to have a sidewalk for public access.

Mr. Crum stated that there may need to be a limit to how many units can be tied together.

Discussed the concern of the top right part of the site plan.

Private roads still need to met the minimum of 20 feet still has to apply the code.

Discussion about sidewalks and public safety April 18th

Mr. Crum motioned to adjourn the meeting, Mr. Pullum first, Mr. Earl seconded the board voted 8/0.