**Technical Advisory Committee**

**Meeting Minutes**

**February 7, 2019**

**Call to Order**

**MEMBERS PRESENT:** Planning Director Ryan Crum, Town Engineer Mark Witsman, Public Works Commissioner Ron Crider, Vernon Township Fire Marshall Les McConnell, Building Inspector Mike Cousins, Plant Operator Steve Gipson, Buck Creek Township Trustee Mel Branson, and Assistant Police Chief Paul Casey.

**OTHERS PRESENT:** Town Manager Tonya Galbraith, Building Inspector Jack Spaulding and Planning & Building Administrative Assistant Michelle Strader

**Approval of Minutes**

**Motion made by Mr. Witsman to approve the minutes from the December 6, 2018 meeting as presented. Second by Mr. Crider. Motion passed 8/0.**

**Project Reviews**

**Oakcrest Preliminary Plan**

Jamie Ford-Bower and Caitlin Dopher represented Pulte.

Mr. Crum stated Oakcrest is a new subdivision proposed adjacent to Deer Crossing. It is going through the rezone process right now. They have asked for a voluntary TAC review of their preliminary plans; it’s not going to have all the details, it’s the basic site layout. We’re looking at major things that could affect the site layout is the goal here. The team here has revised plans, we probably should do that before we start giving comments, because it does change the road layout a bit.

Ms. Dopher stated the original plan was just that one access on Carroll Road; it was a relatively straight street. One of the comments that staff made was they would like a little more curve in the street or some sort of traffic calming device so that’s why you’ll see a small traffic circle inserted at the T-intersection. We have also added a median at the entrance for an additional way of adding safety to the entrance just in case there’s an accident, the entire entrance isn’t blocked off. We are still at 55 lots with these changes.

COMMENTS FROM THE COMMITTEE:

Mr. Branson had no comments.

Mr. McConnell asked how big the cul-de-sac is. Ms. Ford-Bower stated 160. We did actually run an auto turn; somebody made mention you didn’t have the dimensions yet, but we used Fishers and they can turn around in that as well as get through the traffic circle that’s there.

Mr. Spaulding asked what the setbacks are. Mr. Crum stated 25’ front yards and 5 or 6’ side yards.

Mr. Gipson stated obviously this doesn’t have any sanitary lines, but where do you plan to do the sanitary connection at. Ms. Ford-Bowers stated the closest one is at the intersection to the North. We realize there’s some easements to obtain.

Mr. Crum stated I emailed my comments.

Mr. Witsman reviewed his comments:

1. Provide some type of traffic calming for the long straight stretch of road. The slight curves help but not enough.
2. Provide a median at the entrance.

Mr. Witsman stated you’ve addressed 1 and 2 comments with your revisions.

1. An offsite easement is needed for the sanitary sewer.
2. A setback of one right of way width is required between CR 700 West and the detention pond. Use of guard rails, berms or other structural measures may be considered in lieu of the setback.

Mr. Crider had no comments.

Mr. Casey stated my concerns were always about the straight road and I think you did what you can with the property you got. I still think we’ll have some issues like we do in the subdivision immediately to the south, but I don’t know what other options you could have taken.

Mr. Crum asked what the diameter is on the island in the middle. Ms. Ford-Bower stated it looks between 30 to 35 just based on the dimensions surrounding it. We were thinking roll curb in the middle. Obviously, we haven’t done a final design on that, but it may shift a little bit. Mr. Crum stated from a maintenance standpoint, I think as big as we can get it and still get a firetruck through there would be helpful. Just makes it easier for the HOA to maintain. I’m sure there will be some grass and something in there. Mr. Witsman asked have there been any thoughts about what to put in that. Ms. Dopher stated probably some sort of landscaping.

**Adjournment**

**There being no further business, meeting was adjourned.**