**Technical Advisory Committee**

**Meeting Minutes**

**March 7, 2019**

**Call to Order**

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

Members Not Present: Vernon Township Fire Marshall Les McConnell

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

**Approval of Minutes**

Motion made by to approve the minutes from the February 6, 2019 meeting as presented. Motion was seconded. Motion passed 7/0.

**Project Reviews**

***McCordsville Marketplace Development Plans***

John Schidler from Woolpert, Inc. Plans are attached.

COMMENTS FROM THE COMMITTEE:

1. Steve: Would like to see grease trap on all three of the buildings, not just the one.
2. Mark: Town standards do need to be included in the plans. There will ultimately be a median in place on 67. Would like to see the easement around the detention pond shown. 3” orifice shown, McCordsville has a minimum size of 4”. Agreed with Steve that grease traps are needed in all three buildings. Utility Plan: Lateral not shown to the restaurant near 67. There is a call out for one, but it doesn’t show how the connection is to be made. Show through a Y connection at the main. On proposed Bldg #1 – extend the main further and have it tied in through a bi-connection. Sanitary sewer extension along the property line between Gateway Crossing, Meijer and Austin Trace – Show the sanitary force mains in the adjacent easement. Make it abundantly clear for the contractor. Would also like a detail that shows a trench box in the adjacent force mains so the contractor knows what he is getting into and that those are active force mains.

Maintenance easements – These need to be shown. We don’t have any to make comments off of. We’ve had preliminary discussions about where Ryan would like to see landscaping and where Mark wants to see access. Have had discussions about the acceptability of reducing the easement on the south. Mark is comfortable with the 20’ to the south. On the east side, there can not be screening between the pond and the easement. Ryan suggests moving the buffer yard screening to the west side of the pond to. Mark does not want the detention pond close to the sanitary. Concerned about maintenance and infiltration into the sanitary lines. Utilities to the west side that Mark does not want to plant trees over. Careful about locating trees to not plant over storm line – need to offset by 10’ from the storm lines.

Ryan: Adjust the easements and the pond as Mark described; redesign the landscaping and send Ryan PDFs for comment before re-submitting plans.

1. Ron: Grease traps
2. Paul: Asked if they are building one at a time or all at once. They will be building 1 at a time, starting with the marked building 1
3. Streetlights – If INDOT will allow the lights to be on the backside of the sidewalk, they won’t be in alignment with Meijer, but it will set the tone for them to be in the same consistent spot. Staff likes where they are shown, but if IPL or someone nessitates a change, keep staff in the loop so that we can discuss it.
4. When it comes time to talk about signage, if you need to seek variances, contact Ryan and he will work with Woolpert so the sign package can be completed all at once.
5. Plan to submit April Plan Commission

**Announcements**

1. A filing was submitted that will go the Plan Commission this month for a senior housing project in Gateway Crossing. It will be a 1 building, 3-story senior apartment complex (55+, 119 units). It will need to go through the Re-zoning process that will take a few months.

**Adjournment**

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