

Technical Review Committee Meeting

Minutes for Thursday, November 07, 2019 at 01:00 PM

Call to Order

Members Present: Planning Director Ryan Crum, Public Works Commissioner Ron Crider; Police Chief Paul Casey, Plant Operator Steve Gipson

Members Not Present: Vernon Township Fire Marshall Les McConnell, Buck Creek Township Trustee Mel Branson, Town Engineer Mark Witsman, Building Inspector Mike Cousins

Others Present: Planning & Building Administrative Assistant Jennifer Pack, Bob Stanton, Banning Engineering; Mark Birdwell, Westport Homes; Kyle Eichhorn, HWC Engineering.

Approval of Minutes

Minutes from the October 10, 2019 meeting were unanimously approved

Old Business

None

New Business

PC-19-016, Weavers Landing, Section 2 - Development Plan and Secondary Plat

No comments from Mr. Crider, Mr. Gipson, or Chief Casey. Mr. Crum asked if the petitioners had questions about the comments he'd sent to them via email. Mr. Stanton has concerns about moving the subsurface drains off the lots. He says there are some places where it can be incorporated. There also may be issues around the pond. Not sure how much he can reduce the easements, but they will try. He also referred to the mound landscaping and stated that plantings will be put in in Section 3.

Mr. Stanton asked about DWG files versus shape files. Mr. Crum said that going forward, we are asking the files be submitted as shape files.

Chief Casey asked about plans for the path – if it will be wooded and if there will be lights along the path. The plan is that it will be a stone path with no lights through the woods. Paul – what are you doing with the path – it will be through the woods and be a stone path; no lights through the woods, originally planned to be mulch any lights at 650, Ryan there will be one at the entrance that will be maintained by the HOA

Mr. Crider asked that the specs on C201 be corrected.

Mr. Crum informed Mr. Stanton and Mr. Birdwell that the Town now accepts lights that are similar instead of requiring that they be the same.

PC-19-017, McCord Pointe, Section 5 - Development Plan and Secondary Plat

Mr. Crider requested that the lateral on Lot 107 be shown on the plans.

Mr. Crum asked Chief Casey about his opinions on the naming of the road once the existing McCord Rd is demolished. Chief Casey clarified how the roads will be built out in the subdivision and said that there shouldn't be duplicated or easily confused road names.

Representatives stated that they plan to start in the Spring and will apply to be on the December Planning Commission Agenda.

PC-19-018, Weavers Landing Amenity Area - Development Plan

Mr. Stanton and Mr. Birdwell presented the plans for the Amenity Area in Weaver's Landing. 018 – Weaver's Landing Amenity Area

Chief Casey asked about the security and access plans in place for the area. Mr. Birdwell stated that the issue is within the purview of the HOA, and they will set the policy. He suggested talking to the HOA and getting them involved early so they can manage it better and more proactively. There was further discussion on possible security measures including cameras on the entrance.

Mr. Casey also asked if rules for not permanently parking in pool lot and if they anticipate any problems with street parking around the median in the boulevard. Mr. Stanton said there are parking guidelines and believes that there is enough room to navigate around cars parked on the street.

Mr. Crum requested that a landscape and lighting plan be submitted.

Mr. Birdwell said they will resubmit plans. Their intent is to have up lighting in front of the building that is low voltage, LED. He does not believe that parking lot lighting will be installed. Mr. Stanton stated that installing the lighting around the pool and playground areas promotes using those areas after dark when they will be closed. Mr. Crum said that just hand-marked plans will be okay since it's not an intensive use of lights that would require photometrics.

Mr. Crum mentioned that the one challenge area will be the easement along the parking lot. If Mr. Witsman comes back and says no trees, then he will waive the requirement. Mr. Birdwell asked if pines would be okay if Mr. Witsman allows trees. Mr. Crum said that would be okay and if Mr. Witsman does not allow trees, then a solid hedge row would work. Mr. Crum wants to make sure appropriate screening is in place.

Mr. Crum informed the representatives of the deadlines for getting plans in for the November ARC and Plan Commission meetings.

Adjournment

The meeting was adjourned.