

# Technical Advisory Committee

Meeting Minutes

February 6, 2020

## 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 Jack Spaulding, Plant Operator Steve Gipson,

**Members Absent:** Police Chief Paul Casey, Vernon Township Trustee Mel Branson

**OTHERS PRESENT:** Dave Sutherland for Vernon Township Trustee, Town Manager Tonya Galbraith, and Planning & Building Administrative Assistant Jennifer Pack

## Approval of Minutes

The approval of the December minutes is continued to the next meeting.

## Project Reviews

### *PC-20-001, Meadows at Sagebrook Primary Plat*

#### COMMENTS FROM THE COMMITTEE:

Mr. Witsman thanked the petitioners for the numerous pre-meetings but was concerned because the submitted plans are different than what was discussed and asked that the plans comply with the requirements outlined in the January 30<sup>th</sup> email. Petitioner responded that the plans are currently undergoing revisions based on that email.

Mr. Witsman also brought up a concern about the fence/property line, stressing we don't want to have a strip of ground that's unclaimed by both the neighboring landowner and the HOA or claimed by both. Presenter agreed to approach the neighboring landowner to verify what they believe to be their property line and clear up any issues.

Mr. Witsman and Mr. Crider were both concerned about the oversized easements. The presenter said that they purposely allowed for oversized easements on this version of the plans because it is easier to make them smaller than it is to make them larger. The easements will be appropriately sized on the final plans.

Mr. Sutherland verified the utility providers and asked Mr. McConnell if the hydrant spacing had been reviewed. Mr. McConnell stated that it had been reviewed and that Citizen's would have called if there were issues.

Mr. Crum referred to the email he had sent petitioners and asked if they had any questions regarding it. The presenter asked about signs and Mr. Crum stated that he would send contact information.

Mr. Witsman asked how presenters planned to break up the subdivision into sections. Presenter predicted the first section would begin at the north entrance and go south to the second entrance to comprise the first section of about 27 lots. He stated that Section 1 would begin in April and Section 2 in August or September. Mr. Crum asked if they expected a 4 year build out. Presenter said that land development is projected at 1 year, but homes would be 3-4 years

Mr. Spaulding asked if the homes would be the same models as in Sagebrook. The presenter said yes.

***PC-20-001, McCord Pointe Amenity Center Development Plan***

**COMMENTS FROM THE COMMITTEE:**

Mr. Gipson clarified that there would be restrooms in the Amenity Building and asked that the presenters be sure the sanitary is in place.

Mr. Witsman asked the if the playground area was going to have a fence or border around it, that it be staked to make sure it does not encroach into the easements. He also asked that the plans show a silt fence on the east side of the swail.

Mr. Crum referred the petitioners to the email he sent on 2/5/20 and asked if they had questions. Presenter asked for clarification about lighting. Mr. Crum asked that the plans show the planned lighting. He stated that if the let him know, they can show the lighting on the plans when they get to the permit stage, but we need to see it on the plans.

Mr. Crum state that he is still working with E911 on addressing and asked if there was any benefit to having the playground and the pool addressed separately. The consensus was no, they two can be addressed together. Mr. Crum believes that the address will be off Ridgeline.

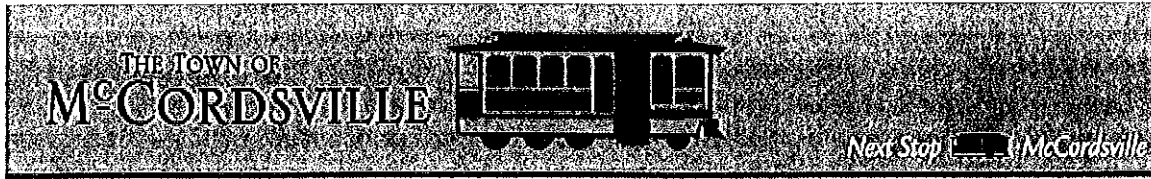
Presenter stated that he would like to change the design of the curb. Mr. Crum and Mr. Witsman agreed that the presenters plan would be fine.

**Announcements**

March 5 if needed.

**Adjournment**

There being no further business, meeting was adjourned.



McCordsville Technical Committee  
McCordsville Town Engineer

Meeting Date: February 6, 2020

Petitioner:

Subdivision: **Meadows at Sagebrook**

Location: Southwest corner of 600N and 700W

Permit: 20200027

Comments:

1. The details about the pond locations, sizes, and slopes should be as commented in the attached email dated January 30<sup>th</sup>. See attached.
2. The west property line is shown to be offset from an existing fence line to the east. This creates a strip of land that may end up being a maintenance problem if there is any ownership dispute.
3. Please verify that there will be 2' of cover over the proposed 24" off site storm sewer. The discharge point does not appear to be low enough to allow for sufficient cover.
4. A sanitary sewer agreement is needed prior to recording of the plat.
5. Drainage easements should be evaluated to ensure that they are not larger than required.

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

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Mark Witsman <mwitsman@mccordsville.org>

To: Lantz McElroy <lantzm@YourArborHome.com>

Cc: Sean Downey <Sean.Downey@YourArborHome.com>; Agrawal, Chai <cagrawal@structurepoint.com>; Ryan Crum <rcrum@mccordsville.org>; Joshua H. Cribelar, PE <jcribelar@structurepoint.com>

Lanz,

Yes, Ryan and I just talked some more about the pond discussion points you brought up. We have some feedback for you. In general, we prefer your option 2 (6:1 slopes) with some additional changes most of which we discussed at the meeting. Here are the main points:

#### On wet pond 2

- 20' drainage easement (reduced from 30') on north and west side
- 10' landscaping on west side not overlapping the drainage adjacent to existing fence line. Sidewalk to mainly run outside of landscape and meander along for aesthetic value. Sidewalk can meander into both landscaping and drainage easements. Landscaping to remain in the 10' and not extend into the drainage easement.
- denser landscaping along north edge and add in landscaping along west edge to make up for the lost landscaping along south side of pond.
- Near tee intersection (600N & 700W), special consideration to tree density, mounding and/or boulders to create barrier between road and pond.

#### Wet pond 1

- squeeze trail against toe of mound
- Use 5' concrete and 5' green space between sidewalk and parking
- Shift parking closer to landscaping mound
- Keep top of bank outside of sanitary sewer easement (shift closer to parking)
- The parking area will need to be in a public access easement. The shelter does not have to be in the public access and should likely be signed for Meadow's resident use only.

Finally, Ryan and I had a question about the 30' easement to the rear of lots 33-15 or so. Without a utility plan, it is hard to comment and I know you are not to that stage yet. Do you have any plans on what is going in this easement or is this just a placeholder for the maximum easement that could be required? It looks like there is similar 30' easement space along the middle blocks as well. Fences will almost be pointless at these widths.

#### **Mark Witsman**

*Town Engineer*

Town of McCordsville

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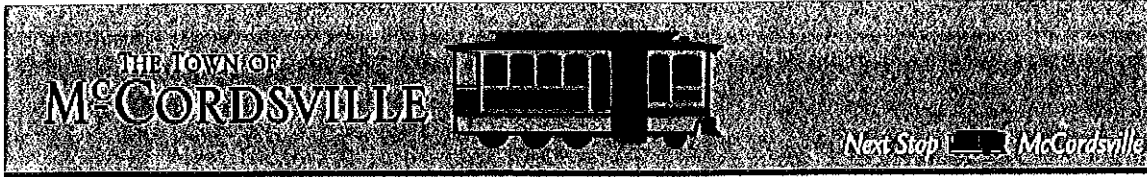
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**From:** Lantz McElroy <lantzm@YourArborHome.com>

**Sent:** Thursday, January 30, 2020 11:53 AM

**To:** Mark Witsman <mwitsman@mccordsville.org>

**Cc:** Sean Downey <Sean.Downey@YourArborHome.com>; Agrawal, Chai <cagrawal@structurepoint.com>; Ryan



McCordsville Technical Committee  
McCordsville Town Engineer

Meeting Date: February 6, 2020  
Petitioner: Kyle Eichhorn of HWC on behalf of Lennar Homes  
Subdivision: **McCord Pointe Amenity Center**  
Location: McCord Pointe subdivision  
Permit: 20200025

Comments:

1. If a fence or border of some kind is to be located around the playground, please have the easement staked prior to construction to ensure it does not encroach into the easement.
2. Please shift the silt fence to run along the easement line to prevent silt entering the existing swale to the west.

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

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_