

Sellersburg Technical Review Committee Minutes

August 10, 2021

The minutes as written are not verbatim, but a summary of the meeting.

Members present:

Lori Kearney – Wastewater
Charlie Smith – Town Manager
Stacia Franklin – Planning Director
Mike Beard – Building Commissioner
Dave Schickel – Tri-Township Fire Department
Bart Meyer – MS4 Coordinator

Members absent:

Matt Adams – Police Department
David Vince – School
Thomas Brillhart – Silver Creek Schools
Todd Voight – Silver Creek Schools
Scott Ham – Silver Creek Water

Call to Order:

Planning Director Stacia Franklin called the meeting to order at 2:08 pm at Sellersburg Town Hall, 316 East Utica St.

Agenda Amendments:

NONE

Approval of Minutes:

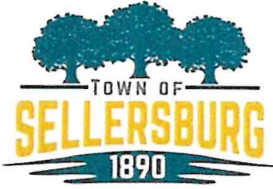
Lori Kearney made a motion to approve the July 13, 2021 meeting minutes. Mike Beard seconded the motion. Motion carried 5-0.

Unfinished (Old) Business:

Nothing at this time. **Charlie Smith joined the meeting at this time**

New Business:

- a. 2021-08-DP-04: Klein Homes LLC, 7232 Nova's Landing, Sellersburg, filed a development plan for a five-unit commercial structure located at Hardy Way Business Center, CR 311 and Hardy Way, Sellersburg, Indiana.



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Steve Klein and Lynn Armstrong represented and explained the project. Dave Schickel discussed the fire safety standards required for the project. Lori Kearney confirmed there are no issues with sewers. Bart Meyer asked about the drainage plan. Mr. Klein confirmed there is an existing detention area and Charlie Smith confirmed. Mike Beard asked about a perimeter fence, signage, and permits. He also discussed outdoor lighting in regards to the adjacent residential subdivision. ADA parking was also discussed.

Stacia Franklin explained the permitted uses by right in the district. She asked Mr. Klein about developer restrictions for the building and discussed several site development standards, such as a dumpster enclosure. She asked about vertical modulations and Ms. Armstrong suggested stone wrap or vertical breaks through the use of color. Stacia Franklin explained the excessive amount of metal sheeting and Mr. Klein stated changes were made already and the majority of the façade metal sheeting has been changed to board and batten. A lengthy discussion followed wherein a roof should be considered a façade or should be separated from a façade.

Bill Rigdon asked about water usage and the number of meters the development will require. Mr. Klein asked about a relocation of road traffic in that area. Charlie Smith asked for a motion. Stacia Franklin made a motion to recommend for approval of the project to the Town Council. Mike Beard seconded the motion. Motion carried 6-0.

- b. Sellersburg Celebrates – planning: Charlie Smith discussed the parade and its route.

Communications:

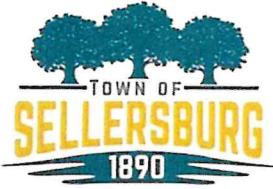
Nothing at this time.

TRC Business:

- a. Discussion of temporary event permits. Board will take it under advisement.

Announcements:

Nothing at this time.



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Adjourn: Motion to adjourn at 2:53 pm made by Mike Beard and seconded by Bart Meyer.
Motion carried 6-0.

A handwritten signature in black ink, appearing to be "CS", written over a horizontal line.

Charlie Smith, Town Manager

A handwritten signature in black ink, appearing to be "SF", written over a horizontal line.

Stacia Franklin, Planning Director