

Sellersburg Technical Review Committee Minutes

July 13, 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

Members absent:

Matt Adams – Police Department
Bart Meyer – MS4 Coordinator
David Vince – School
Thomas Brillhart – Silver Creek Schools
Todd Voight – Silver Creek Schools
Scott Ham – Silver Creek Water

Call to Order:

Town Manager Charlie Smith called the meeting to order at 2:00 pm at Sellersburg Town Hall, 316 East Utica St.

Agenda Amendments:

2021-06-DP-03: Meyer Meadows subdivision – 125 lots – located at 9422 SR 60, Sellersburg, was added to the agenda. Stacia Franklin made a motion to approve the amendment. Mike Beard seconded. Motion carried 4-0.

Approval of Minutes:

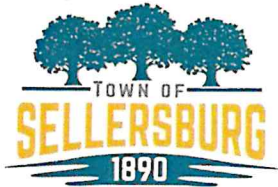
Nothing at this time.

Unfinished (Old) Business:

Nothing at this time.

New Business:

- a. 2021-07-DP-02: Weaver Consultants have filed a development plan for a Wendy's drive-thru restaurant located at Parcel No. 10-17-10-800-832.000-031, Camp Run Parkway, Sellersburg, Indiana.



Sellersburg Technical Review Committee Minutes

July 13, 2021

Matt Knupp, 11141 Bronson Road, Cleremont, Florida, and Chad Sprigler, 214 E. Elm Street, New Albany, represented Wendy's. Dave Schickel, Fire Chief for Tri-Township Fire Department, confirmed the fire plan for the site is satisfactory. He asked for a life safety plan for the structure once ready. He expressed concern about lit window signs and Mr. Knupp stated there will be no receptacles installed for lit signs in the windows.

Lori Kearney confirmed the location for sewer hook-in at the front of the property and that the structure will have a grease trap. Mike Beard discussed the ingress/egress to the property, as well as the dumpster enclosure possibly being in the vision clearance triangle. Charlie Smith recommended appropriate street markings to help with directional traffic at the site. Mike Beard commented on the retaining wall and asked for engineering for the wall when applying for building permits.

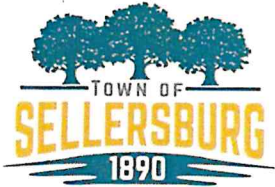
Stacia Franklin explained the dumpster enclosure encroaching into the required 30-foot setback and recommended a variance to allow for the encroachment. She also asked for distances from the entrances to the intersection of CR 311 and Camp Run Parkway, which she stated were adequate per the UDO. Charlie Smith asked for basin analysis for the site. Stacia Franklin asked for a master signage plan. She also asked Mr. Knupp to explain to the committee about the sidewalk issue with Clark County. Mr. Knupp stated the County does not want sidewalks fronting CR 311 so he has brought the sidewalks to the rear of the site, which the committee found satisfactory.

Mike Beard discussed the light poles and exhaust systems. Stacia Franklin discussed the architectural review and the ARC approvals. Dave Schickel discussed the fire hydrant count for the area. Charlie Smith asked for a motion for a favorable, unfavorable, or no recommendation to the Plan Commission. Lori Kearney made a motion for the favorable recommendation to the Plan Commission. Mike Beard seconded the motion. Motion carried 4-0.

- b. 2021-06-DP-03: Meyer Meadows subdivision – 125 lots – located at 9422 SR 60, Sellersburg, Indiana. Charlie Smith explained the preliminary plat and sanitary sewer issues. Stacia Franklin stated she received an intent to serve letter from Silver Creek Water for the development. Dave Schickel discussed fire truck turn arounds in the subdivision cul-de-sacs.

Communications:

Nothing at this time.



Sellersburg Technical Review Committee Minutes

July 13, 2021

TRC Business:

- a. Discussion of UDO amendment allowing TRC to have authority to amend bufferyard, landscape, and streetscape requirements. (Section 8 of the UDO). Stacia Franklin explained the amendment, as well as the Plan Commission Rules & Procedures amendment, which will require a recommendation to the Plan Commission from the TRC for final development plan approval. Mike Beard made a motion to approve the amendment. Stacia Franklin seconded the motion. Motion carried 4-0.
- b. Charlie Smith requested to have a Council representative on the committee, as well as a Silver Creek Water representative. He also asked that committee members be delineated as an in-person member or an approval agency as needed per project.

Announcements:

Nothing at this time.

Adjourn: Motion to adjourn at 3:04 pm made by Mike Beard and seconded by Lori Kearney. Motion carried 4-0.

Absent (during vote)

Charlie Smith, Town Manager

A stylized, handwritten signature of Stacia Franklin.

Stacia Franklin, Planning Director