

# Sellersburg Technical Review Committee Minutes

September 14, 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  
Bill Rigdon - Water

## **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:**

Town Manager Charlie Smith called the meeting to order at 2:10 pm at Sellersburg Town Hall, 316 East Utica St.

## **Agenda Amendments:**

NONE

## **Approval of Minutes:**

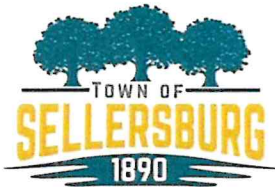
Lori Kearney made a motion to approve the August 10, 2021 meeting minutes. Bart Meyer seconded the motion. Motion carried 7-0.

## **Unfinished (Old) Business:**

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

## **New Business:**

- a. 2021-08-DP-05: Guggenheim Partners, LLC has filed a development plan with the Office of Planning & Zoning for a drive-thru restaurant located at 240 S. Indiana Avenue, Sellersburg, Indiana.



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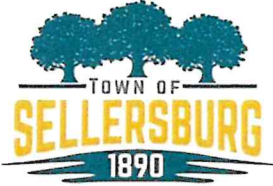
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Nick West, Prism Engineering & Design Group, LLC, presented. Dave Schickel expressed concern over the turnaround on the lot for a fire truck and location of the hydrant. Mike Beard discussed bufferyards. Bart Meyer did not have any issues. Lori Kearney asked about a previous request for water count and proposed usage. Bill Rigdon did not have any issues. Stacia Franklin addressed the front yard setback and the relocation of the building. Nick West stated Hardee's has a set layout and is not very flexible. She also spoke to the dumpster enclosure, parking in the rear, the pole sign, sidewalks and parking screens, bicycle parking, parking and loading area, and parking lot lighting. Mr. West took it under advisement. Stacia Franklin discussed the streetscape design plan. Charlie Smith explained the alley will not be able to be used as an access road and Stacia Franklin confirmed the access points on Indiana Avenue will be one way to reduce traffic congestion upon leaving the property. Charlie Smith suggested the applicant contact INDOT to discuss future plans for the frontage road. Nick West will return to his client and send the Office of Planning & Zoning amended site plans based upon the comments of the Committee.

- b. 2021-09-DP-06: Mohammed Mohammed, 525 Arlington Avenue, Clarksville, filed a development plan with the Office of Planning & Zoning for the development of a medical training facility in an existing structure located at 959 S. Indiana Avenue, Sellersburg, Indiana.

Nathan Grimes, Renaissance Design, and Melinda Mohammed represented. Dave Schickel discussed the fire truck turnaround and the distance from the hydrant to the building. Mike Beard asked where stairs lead to on the right of the structure and Mr. Grimes stated the stairs in the prints will not be there. Mike Beard also asked about the ceiling height in the basement, as well as the change in use per the building code and occupancy. Ms. Mohammed stated there will not be more than ten people at a time in the structure. Bart Meyer discussed the erosion control and drainage plan for the site. Mr. Grimes stated they will have a detention basin but it cannot be within the distance required from the building in the ordinance. Bart Meyer advised that INDOT needs to be contacted for this project. Lori Kearney discussed the required sewer line connection across SR31 and where the sewage has gone in the past as there is no sewer line or known septic on the property. Bill Rigdon stated the property has water connection and had no other issues. Stacia Franklin discussed shared parking, pedestrian walkways, parking screens, lighting plans, bicycle parking, streetscapes, and signage. Mr. Grimes will return to his client and send the Office of Planning & Zoning amended site plans based upon the Committee's comments.

- Mike Beard left the meeting



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**Communications:**

Nothing at this time.

**TRC Business:**

Nothing at this time.

**Announcements:**

Nothing at this time.

**Adjourn:** Motion to adjourn at 2:42 pm made by Lori Kearney and seconded by Bill Rigdon.  
Motion carried 6-0.

A handwritten signature in black ink, appearing to read "C. Smith", written over a horizontal line.

Charlie Smith, Town Manager

A large, stylized handwritten signature in black ink, written over a horizontal line.

Stacia Franklin, Planning Director