

Sellersburg Technical Review Committee Minutes

January 11, 2022

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

Members present:

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
Lori Kearney - Wastewater

Members absent:

Matt Adams – Police Department
David Vince – School
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:

NONE

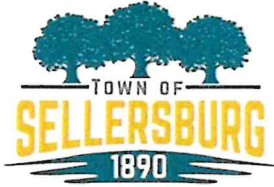
Approval of Minutes:

Lori Kearney made a motion to approve the November 9, 2021 meeting minutes. Bill Rigdon seconded the motion. Motion carried 6-0.

Unfinished (Old) Business:

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

Robert Riley presented the amendments to the previous development plan. Charlie Smith confirmed the sewer easement was approved by the Council on



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November 8th. Stacia Franklin asked about lighting plan, bicycle parking, underground utilities, prominent architecture at the primary entrance, and colors of the structure paint. Mike Beard made a motion for a favorable recommendation to the Plan Commission. Stacia Franklin seconded the motion. Motion carried 7-0.

New Business:

- a. 2022-01-DP-01: Exchange Professionals LLC, 920 Dupont Rd, Louisville, has filed a development plan located on Parcel No. 10-17-08-900-629.000-031 in the Sellersburg Industrial Park for the purpose of a wood pallet factory and offices therein, Sellersburg, Indiana.

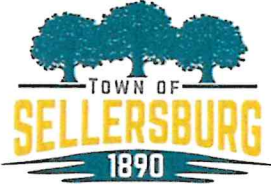
Nathan Grimes presented. Charlie Smith discussed the drainage plan. Dave Schickel discussed fire safety requirements. Stacia Franklin asked about a fence. Nathan Grimes explained the “chip and seal” asphalt planned for the parking lot. Stacia Franklin asked about the prominent feature at the entrance, the roof line, and discussed the applicant’s variance request through the BZA for front setback. Mike Beard made a motion for a favorable recommendation. Lori Kearney seconded the motion. Motion carried 7-0.

- b. 2022-01-DP-02: BCS Properties, 4950 Progress Way, has filed a development plan located on Parcel No. 10-17-08-900-652.000-031 in the Sellersburg Industrial Park for the purpose of a trucking company office and maintenance shop, Sellersburg, Indiana.

Nathan Grimes presented. Mike Beard discussed the accessible entrance to the building. Stacia Franklin discussed lighting, parking, dumpsters, bicycle parking, and the use of “chip and seal” for the parking lot. Lori Kearney made a motion for a favorable recommendation. Mike Beard seconded the motion. Motion carried 7-0.

- c. 2022-01-DP-03: MRO Properties LLC, 3011 Progress Way, has filed a development plan located at 3011 Progress Way for the purpose of a pattern manufacturing facility and building addition, Sellersburg, Indiana.

Nathan Grimes presented. Dave Schickel confirmed the addition will be sprinkled and requested an updated key core (knox box) for the fire department. Charlie Smith confirmed there is no water/wastewater requirements for the addition. Mike Beard asked about the elevation of the addition and the accessibility to the structure. Stacia



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Franklin asked about the roof line modulation and marking the parking/loading area. Stacia Franklin made a motion for a favorable recommendation. Bill Rigdon seconded the motion. Motion carried 7-0.

Communications:

Nothing at this time.

TRC Business:

Nothing at this time.

Announcements:

Nothing at this time.

Adjourn: Bill Rigdon made a motion to adjourn. Lori Kearney seconded the motion. Motion carried 7-0 and meeting adjourned at 2:50 pm.

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

Charlie Smith, Town Manager

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

Stacia Franklin, Planning Director