

**TECHNICAL REVIEW COMMITTEE
MEETING MINUTES
January 23, 2018**

Bryant Niehoff: We will go ahead and call to order the January 23, 2018 meeting of the Technical Review Committee. We have some light attendance today. There's just a few of us, but I'm sure you've heard from a few of our other members in terms of the engineering department has comments that they've submitted today. You will get a copy of those and then the MS4 department has also, I believe has been communicating with you guys.

(?): Inaudible comment.

Niehoff: Okay, great. Fantastic. So today we have the McDonald's site development plan at 1631 E. St. Rd. 44 and that is the only item on the agenda. We'll go ahead and start to the left here.

Bradley Fix: Bradley Fix, Shelbyville Water Resource Recovery Facility. I don't have any comments. I think you're using all existing sewer connections.

(?): For the sanitary?

Fix: Yeah.

(?): No because the sanitary goes to that other property....(inaudible)....get a new connection.

Fix: Alright. I'll check that out and get back with you on that then.

(?): Inaudible comment.

Niehoff: Yeah.

(?):for that lot there now....(inaudible)...

Niehoff: Okay.

(?): And there's no documentation of McDonald's easement.

Niehoff: Yeah. Sir, if I may, we record these meetings. So audio, if you don't mind, could you step up to the microphone and just speak there. So we will give you these minutes for your review so anything that's discussed today, you'll have that copy. We just wanna make sure that's clear for the record.

(?): Gotcha. Okay.

Niehoff: Thank you very much.

(?): You want me to.....

Fix: That's all the comments.

(?): So that's what's going on with that.

Fix: Well I'll look at that and if you got anything, I gave you my card to(inaudible)....

(?): Yeah 'cause we're doing a new water main or the water, fire.....

Fix: Don't do water. It's waste water, sanitary sewer.

(?): Oh I know, but we're doing the water, new tap and everything else, so....

Fix: Okay. Alright, cool.

(?): Bradley, you guys wouldn't have any.....(inaudible)...

Fix: Probably wouldn't have on that. That's been there so long that it used to be run by the street department, so I don't know if there's anything. I'll look and see around if I have anything, but

(?): I guess my question to you is is can we reuse it?

Fix: If you're using....you're tearing down an existing building and gonna rebuild there?

(?): I think that store was built in like '65, so....

Fix: I think you can be able to use it. It's there and you're using it now.

(?): But what is your stance with going through that property with no easements? Would you require an easement to obtain.

Fix: I would think you would want to get an easement for your line going through somebody's else's property.

(?): Okay.

Inaudible mumbling.

Fix: I'm comfortable with it. Yeah it's been there and going through anyway.

(?): Alright. We'll do our homework.

(?): Wasn't Michigan Street just redone like two, three years ago?

Fix: Yeah.

Niehoff: Yeah. It's been a little while, yeah.

(?): And you guys probably don't want that all ripped out again and

Niehoff: Not preferably, yeah. Yeah. Anything else, Brad?

Fix: No, I have nothing.

Niehoff: Okay, thank you. Bryant Niehoff, Shelbyville Planning Department. We just have very minor comments for you all in terms of our review with the UDO. So number one is if you could, please provide parking calculations on the site plan or in your parking plan when you revise these plans. Our UDO, UDO 5.52, Non-residential Parking Standards, we have certain breakdowns of how we calculate the amount of parking that you'll need and in this particular circumstance, we'll need the number of seats in your building, so the number of tables and seats, the maximum that you may have.

(?): Inaudible comment.

Niehoff: 109? Is that what you said? Okay, 109. Okay.

Robbie Stonebraker(?): Is that tables and chairs?

(?): Inaudible answer.

Stonebraker: So you're (?) exactly larger than that 'cause it'll be based off of square footage, not necessarily your tables and chairs. I don't know what your.....I mean you can list it as 109, but technically the (?) review that, it could be greater because you're not counting your employees who have that space in the back and that type of thing. So you've gotta.....his question's a little bit different than what mine will be.

Niehoff: Yes.

(?): Right. His is addressing the UDO as it relates to parking.

Niehoff: Excellent.

(?): So we'll get that on there. Yours is addressing fire department (?) ?

Stonebraker: Correct.

(?): And nine times out of ten,

Stonebraker: Which will be, I would think, kind of the same.

(?): Yeah.

Stonebraker: And even though it doesn't spell it out in his UDO,

Niehoff: Yeah.

Stonebraker:he's just asking for tables and chairs, but that's really not the occupancy.

(?): When you get the architectural plans, they typically put on the cover sheet their occupancy....(Inaudible)...

Stonebraker: Oh yeah, I normally don't always agree with that.

(?): They rush the elevations through to get those.

Stonebraker: Right.

(?): But we'll be able to answer that more accurately once the architectural's done. There is one open item and I'm sure the interior décor has been done.

Niehoff: Okay.

(?): And they offer the owners various options on décor which could allow the seats to vary.

Niehoff: Okay.

(?): So what I'll do is I'll try to get the total seat maximum occupancy and the lower end too and give you it may come in in a range.

Niehoff: And that's fine. And really our parking standards are really flexible in terms of other communities. So if you can just get us an estimation, exactly what you said, the maximum and the minimum, we can work with you guys in between there.

(?): Okay.

Niehoff: But that's one component. We'll also need the amount of employees on your largest shift. Those are two factors we take into consideration with the amount of parking we'll require, okay?

(?): Okay.

Adam Rude: And I don't think parking's gonna be an issue....(inaudible)...

Niehoff: Yeah.

(?): No, I understand.

Rude: Inaudible comment.

(?): I think we.....I'll look back, but I think we scoured the parking early on in this thing and we talked about that way back when. So but we'll get it on the plans.

Rude: Yeah....(inaudible)....calculations in my head....(inaudible)...

(?): Yeah.

Rude: Inaudible comment.

(?): Just wait 'til the city engineer.

Niehoff: Alright, so that addresses the parking. We also noted on our comments here that you guys have already filed a variance for the front yard setback of 50' so we'll be addressing that at the BZA meeting on the 13th. So we'll be taking care of that there. The landscaping that you're showing is in full compliance with our UDO, which is great and a rarity, honestly. So....

(?):(inaudible)....these type of shrubs 'cause you require in like every 30' and I didn't want....(inaudible)....

Niehoff: Yeah. I mean if you're gonna group them, that's fine. As long as they're in the appropriate you know setbacks or anything in the appropriate location generally. They can be grouped and we encourage that.

(?): I did add more in the front and I did add more in the back just to cover up some....

Niehoff: Yeah. Fantastic. Yes, thank you . Thank you. And then onsite sidewalks, there is a provision in the UDO mentioning that on site sidewalks shall feature adjoining landscaped areas

that include trees, shrubs, benches, flower beds, groundcover or other such materials for no less than 50% of its length. So keep that in mind when you're designing your onsite sidewalk system that has to be 50% at a minimum of with....

(?): Linear foot basis.

Niehoff: Yes.

(?): Okay.

Niehoff: Go ahead, Adam.

Rude: Inaudible comment.

Niehoff: Yeah.

(?): Inaudible comment.

Niehoff: Yeah.

(?): No application of that(inaudible)...

Niehoff: Yeah, yeah.

Rude: Inaudible comment.

(?): Fair enough.

Niehoff: And I

(?): And that's from the right of way line, right?.....(inaudible)....

Niehoff: Yes. Yeah, I mean we want your sidewalks to connect with the city sidewalks.

(?): (?) Landscaping.

Niehoff: The landscaping, yes. Yeah, absolutely, yeah. And then just I don't have the plans in front of me right now, but do you guys recall? What type of material are you using for the sidewalk connection that's running through your drive area?

(?): Inaudible comment.

Niehoff: Are you? Okay so you're just gonna be using concrete there? I, some people will stripe that in some circumstances. We prefer.....

(?): Oh, on the drive?

Niehoff: Yeah.

(?): it is gonna be a 2' yellow stripe.

Niehoff: Okay, okay.

(?): Inaudible comment.

Niehoff: Okay. We prefer in circumstances that that is a different material pattern.

(?): Inaudible comment.

Niehoff: Yes, yeah. Just to designate that that is a pedestrian area. Now that can be obviously and we want it to be a grade. You know, we don't want a curb there obviously and people having to drive over that, but that's what the UDO states that it needs to be a separate material type.

(?): Inaudible comment.

Niehoff: No, it's entirely up to you, yeah.

Rude: Inaudible comment.

Niehoff: Different material type, yeah. Yeah we don't want it to just be asphalt. We want it to be some different material there. So and those are all the comments we have. Thank you.

(?): Before we leave planning,....

Niehoff: Absolutely.

(?):you noted our BZA is on the 13th. Do we have a PC date, planning commission date established yet?

Niehoff: It depends on how quickly you can turn around these comments here and address all of these folks comments. So right now the next one we can make would be.....the next meeting is February 26th and that filing deadline is February 5th, okay? So you have a couple weeks to make these revisions and move forward with that and then if you have those revisions all taken care of and filed before the 5th, on or before the 5th, then we'll be good to go, okay?

(?): And for planning purposes, what's the next one?

Niehoff: What's that?

(?): For planning purposes, the scheduling on our end, what's the next hearing date?

Niehoff: The next one is March 26th.

(?): I'm sorry, I.....Okay.

Niehoff: And that filing deadline is the 5th as well.

(?): Well that's easy.

Niehoff: Yeah.

(?): Alright, that's all the questions I have.

Niehoff: Alright, thank you sir.

Stonebraker: Robbie Stonebraker, Shelbyville fire. I just have three items. One is the KNOX box will be required. Two, question the turning radius in the back. You showed 18' I think from where

(?): Inaudible comment.

Stonebraker: Yes to where your parking starts on the back side and I'm not sure that's large enough for our apparatus. So I provided you a drawing so you could do the calculations. So we may have to (?) on the parking a little a bit on the south(?) side.

Niehoff: Yeah, uh huh.

Stonebraker: So I provided that for you to do your drawings. So and then my third thing was I saw your address numbers. Just make sure those are a contrasting color on the front of the building. That's all I've got.

(?): Inaudible comment.

Stonebraker: Well that drawing is that apparatus and that's a ladder truck. Are you wanting the dimensions? Is that what you're asking for? I can get you the dimensions. If you can get me your email address, I'll email that to you.

Josh Hornberger: Josh Hornberger with Duke Energy. I talked to you guys beforehand and it was just general questions. I don't have any issues with anything on the prints. I did have one more question though. Are you guys gonna change out anything on the building like CT cabinet on the building or anything? You were?

(?): Yeah....(inaudible)....

Hornberger: Okay. And I know we have a service to a cabinet there now, so we supply those CT cabinets, so whenever you get to that point, we supply a CT cabinet and a meter base for anything that's three phase, so.....

(?): Okay, thank you.

Niehoff: Alright, is that all on the board right now? Okay. Any questions from you all in terms of what's been said or you know the process?

(?): City engineer's had some comments.....(inaudible)....

(?): On the handicap, it says there's a high number of handicaps in Shelbyville. We would ask you to consider adding one or two additional spots.

Niehoff: Uh huh.

(?): Is that.....it says it's not required, but

Niehoff: It's not required. That would just be kind of a gesture of goodwill. And that's just been something that's been mentioned to us quite a bit. If you have the capacity to do that, it would be greatly appreciated, but certainly not a requirement. Not something we can halt the project or would want to.

(?): Inaudible comment.

Niehoff: You may just run your parking calculations. Consider what Mr. Stonebraker had to say in terms of the fire apparatus and if you do have some leeway there, some flexibility and are able to fit one or two more, that would be phenomenal, but....

(?): Okay.

(?):(inaudible)....Kmart, that row of parking on the west side of Kmart, abutting McDonalds, there used to be an agreement that the employees of McDonalds could park in that (?).

Niehoff: Oh, I see.

(?):(inaudible)....and there was an agreement....(inaudible)...

Niehoff: Yeah.

(?):(inaudible)...but when the....that's but I noticed on a lot of aerials, there is a lot of parking up against that.

Niehoff: Yeah.

(?): And I think it still is the employees.

Niehoff: I think so too. And

(?): Can we use that in our parking? No?

Niehoff: You can't use that in your parking calculations, no.

(?): Okay.

Niehoff: Yeah I mean but I do know, just in terms of what actually happens out there, I do know that's being utilized by the employees. But just legally, we can't allow you to include that in your parking calculations due to that being you know, private property there. If it was city parking lot, we actually do have written provisions in the UDO to allow for lessen the parking requirements. But...

(?): Gotcha. Just wanted to ask.

Niehoff: Yeah, absolutely. Thank you.

(?): Inaudible comment.

Niehoff: Okay.

(?): Inaudible comment.

Niehoff: Okay.

(?): Inaudible comment.

Niehoff: Absolutely. Yeah, yeah. Okay we'd be happy to take a look at that. Alright, well if there's nothing else, we will get these comments to you. Those that you haven't seen, you should already have them right now. And then, as I stated earlier, we will pull together minutes from this meeting and we'll get you that copy as well, so if there's anything that we missed,

please keep that in mind. One additional thing I would like to add, (?), is typically with this process, when you do file for Plan Commission, the comments that have been made at this meeting or that you have in hard copy format here, we ask that you respond to these in written format and include that along with your site development plan application.

(?): Inaudible comment.

Niehoff: Yes, we do have your plan application.

(?): Inaudible comment.

Niehoff: Yep and the revised plans if necessary. Sothank you very much. Thank you.

Stonebraker: Inaudible comment.

Laughter.

Stonebraker: Inaudible comment.

(?):(inaudible)....walk in and there'll be four TV screens and you do your own order.... (inaudible)....

Niehoff: Really?

(?): There'll be one cashier that'll do that and there'll be four or five. Walk up and your TV screen and you say what you want(inaudible)...

Stonebraker: Those old people are gonna have trouble with that that sit in there all day long.

(?): We just did one in Mooresville and I've been down there three times and a lot of people use

Niehoff: Robbie, are you plugging for yourself there? Okay, I mean I just wanted to go ahead (inaudible)...

Several people talking at once; no one is clearly audible.

Niehoff: Yeah, don't give us too much (?).

Inaudible comment.

Niehoff: Oh wow, yeah.

Inaudible comment.

Niehoff: I understand. Yeah well we appreciate that. Thank you. Yeah and we typically try to get these around quicker. We try to give these guys two weeks to review these plans and I will commend them because we did get them out a bit late to them and they were able to turn those around.

Stonebraker: Yeah I reviewed 'em yesterday. I got back from vacation Monday morning. So....

Niehoff: Yeah.

Fix: I do have one more comment that I'd like to make that since you're tearing down an existing building and building another one back there, we won't require a new sewer tap permit for that building because you're gonna be within one year, hopefully, building it back up there. We will require inspection fee 'cause we wanna look at your connections for that. I see you're putting a grease trap out there and I'm gonna look at the existing where it goes and maybe you wanna look at have somebody videotape that line, see the condition of it. You wouldn't wanna build a new restaurant, hook up to a line that's collapsing and maybe you're alternating a new route out to Michigan. Maybe that's best idea. May not be the cheapest, but if the line there is in good shape, I don't have no problem using the existing line. I'm sure that there was an agreement at one time for that sewer to be connected across that property.

(?): Inaudible comment.

Fix: Yep.

(?): Inaudible comment.

Fix: Right. And I would think you'd wanna look at it. Maybe have somebody that has a small camera look at that line and make sure it's in.....

(?): Inaudible comment.

Fix: Yeah (?) Waste does a good job in that. But I wouldn't wanna build a new building and then find out that it's half collapsed underneath there 'cause that shuts down a restaurant pretty quickly.

(?): Inaudible comment.

Fix: Yeah they'd wanna come outside now all the new stuff.

(?): Inaudible comment.

Stonebraker: We've got one grease trap that runs through the first floor over the electrical panel into a bucket in the basement of (?) restaurant now. We came up with a way to divert it off all the electrical a year ago.

Niehoff: Wow.

Stonebraker: So they've got some serious issues going (?).

(?): Inaudible comment.

Stonebraker: Yeah, it is.

Niehoff: Yeah.

Stonebraker: Oh yeah, I can remember driving around it as a kid. It's been there a long time.

(?): Thank you....(inaudible)...

Niehoff: Alright, thank you. Yeah we appreciate it. Take care.

Meeting adjourned.