

**TECHNICAL REVIEW COMMITTEE  
MEETING MINUTES  
May 27, 2014**

Daniel Bird: Okay I think we'll get uh started here. We have uh two cases uh before us today. Uh we have the uh site development plan for Ryobi Die Casting uh and also the City of Shelbyville Shelby County Animal Shelter site development plan. Why don't we uh go first with uh uh Ryobi and uh we'll start with Mr. Derrick Byers unless uh you want to make some comments.

Tony Nicholson: Nope. I'm uh I've got some of the comments through emails already.

Bird: Okay.

Nicholson: So....

Derrick Byers: Good morning. Derrick Byers, City of Shelbyville storm water and and we spoke, so uh once you get that (?) to me, we'll go over it and go from there. So...

Nicholson: Very good.

Byers: That's all I have.

Nicholson: What is with this?

Inaudible mumbling.

Bird: It's broke.

Nicholson: Okay.

Bradley Fix: Bradley Fix, City of Shelbyville sanitary sewers. Uh are there uh any water facilities in any of these buildings?

Nicholson: In the buildings? In these new buildings?

(?): Inaudible reply.

Fix: Okay.

Nicholson: No.

Fix: Okay. I didn't think so. I didn't see the full plans, but I didn't think there was. I thought they were just storage.

Nicholson: Yeah.

Fix: One is connected to a building, so it doesn't require a new tap, but if they were gonna put something in that detached building, it would require a tap permit, but if they're not puttin' in this this....

Nicholson: Yeah it's actually open on one end and it's storage for that.

Fix: Okay. Alright then that's all the comments I have.

Matt House: Matt House, city engineer. Um so you got my comments?

Nicholson: Got your comments this morning, yes.

House: Okay. Let's see....

Nicholson: I checked that one elevation.

House: Oh okay, the one....

Nicholson: The top the top of the pipe.

House: Oh right.

Nicholson: It must be a yeah it must be a misprint.

House: Yeah I think there's a typo and it's probably fine, but under (?) so you guys are putting outlet protection on there or are you just uh kinda rounding uh around and around it, (?) grading?

Nicholson: Uh I don't....probably the (?) the pipe that....you're talking about the pipe up by the building?

House: Yeah the one in between the building that's separated and.....

Nicholson: It's a just a 15" uh open.....

(?): ....(inaudible)....for temporary or permanent?

House: Um just I was talking about permanent. I'm not saying you have to, but I was I was just curious. There's uh there might be a typo in there. It's hard to tell exactly what's going on in there. I'm sure it's fine.

Nicholson: .....(inaudible)....15" pipe so....

House: Yeah.

Nicholson: Uh I know there may be some grading between those two buildings have to be redone also because of the existing grade and the time we get done with the new building, we'll have to re-grade in between to to make sure we got positive drainage (?) that uh that tile.

House: Right. Right.

Nicholson: But yeah we'll....

House: Okay I was just curious.

(?): Yeah we can....(inaudible)....

House: Well I was just wondering about you know the the end sections they put on there.

Nicholson: It's just.....

(?): Oh.

Nicholson: ....like a flared end section.

House: Yeah.

Inaudible mumbling.

House: Okay. I wasn't saying you have to. I was just curious what was gonna be there. It just looks like there's a little bit uh and like I said, there's .....

Nicholson: Kind of a bowl there.

House: ....there's a typo, so I couldn't really tell. It looks like the ground, the elevations between the ground changes awful quick. I was just wondering what was gonna be there.

(?): Yeah we can we can uh put....(inaudible)...

House: Okay.

Nicholson: Probably be a good idea just bring it....

House: That's fine.

Nicholson: ....'cause it comes around two different sides.

House: Okay that's fine. And then the other, oh the detention; I saw the report from I don't know what, 2000 or so.

Nicholson: Oh did you get the new one?

House: I got the new one also.

Nicholson: Okay, yeah.

House: Um I had a couple of questions, but it looks like there's plenty of room in there in the the previous one. Is that and the the channels being used for detention, does it have an outlet restrictor on it?

Nicholson: I don't believe it does.

House: Okay. Is there uh....okay I guess is that guy is the guy who did the drainage report here?

Nicholson: Uh it's been there's those two reports that's been done by two different people....

House: Okay.

Nicholson: ....from the original. Did you have a copy of the original?

House: Uh huh. Well I have the one from the update one in 2000. I don't know if I....

Nicholson: Right. You don't have the original....

House: Yeah I don't think I....

Nicholson: ....from the whole....

House: I don't think I have the older one, but....

Nicholson: I don't know if the city has a copy of that.

Michele Hansard: Inaudible comment.

Nicholson: That's all you have?

House: Yeah that....but....

Nicholson: Have you been to the site?

House: I haven't.

Nicholson: Oh.

House: Not to look at this.

Nicholson: If you go to the site, you'll see what we're talking about.

House: Okay.

Nicholson: It's huge.

House: Okay.

Nicholson: And it's....

House: There's ....you know there's plenty of room. I was uh we might need updated calcs if there's there's something that looked a little fishy on the calcs, but there's plenty of room in there. So I don't think there's gonna be any problem. I was just asking for something....

Nicholson: I'm I could just have Bruce give you a call....

House: Okay.

Nicholson: ....and you guys can go over that stuff.

House: Okay. That's fine. That's all I have.

Ron Spain: Uh Ron Spain, Vectren Gas. Uh the project has no effect on our facilities.

Bird: Robbie?

Robbie Stonebraker: Robbie Stonebraker, Shelbyville fire. Um on plant one on the drawing, it shows a hydrant in the building. Didn't know where that was being relocated to. I didn't see it on the drawing, Tony. So we might wanna see where that's going. Uh didn't see it move

anywhere in the drawings later on. Um at plant 3, obviously labeling the sprinkler room, the riser room, um so I assume that building's sprinkled. Is there an FDC(?) connection?

(?): Is there a what?

Stonebraker: FDC, fire department connection with that sprinkler system and where it's gonna be located. I didn't see that on the drawing.

(?): Yeah.

Stonebraker: Uh so we'll need to discuss that before you install that. And is this gonna be a secured building? Did I hear Tony say that one side's gonna be open?

Inaudible reply.

Stonebraker: Okay. Then my last question's a moot point. That's all I've got.

Rick Butler: Rick Butler, Duke Energy. I assume the smaller addition that uh you need nothing electrical. You're gonna use the existing service. On the larger one then you are gonna need, are you gonna feed it off of existing also?

(?): Yeah we're going to existing. That uh....(inaudible)....

Butler: Okay.

(?): Inaudible comment.

Butler: Well let me know if you need anything from me, but .....

(?): Inaudible comment.

Butler: Okay.

(?): Inaudible comment.

Butler: Well that makes my job easy.

Nicholson: There you go. Start ya off right this week.

Hansard: I have one comment. The lighting plan....(inaudible)....and then um that (?) building, the new building....(inaudible)....

Nicholson: The new building does, the Plan Commission. Okay.

Hansard: Inaudible comment.

Nicholson: Alright. Is that it?

Bird: Any comments?

No reply.

Bird: Okay.

Nicholson: Alright, we'll get this stuff back to you all.

Bird: Thank you. Appreciate it.

House: Thanks.

Nicholson: Thank you.

Bird: The next uh uh the next case is uh Shelbyville/Shelby County Animal Shelter. Who do we have here?

Greg Snelling: I'm Greg Snelling, Snelling Engineering. Um with me is Brad Smith of Site Architecture and Chris Leisure of Runnebohm Construction. We received uh some of your comments and the rest of 'em here, so thank you.

Bird: Okay. We'll start with Derrick.

Byers: Good morning. Derrick Byers, City of Shelbyville storm water utility. Um I passed this on to the county and they got with IDEM and we're shootin' for the first of next week to go over it and they'll sign off on the Rule 5 and everything. Um was there some changes to the detention?

Snelling: Uh we have gone back and forth. I think our our latest version uh does not have an off-site detention basin, so we're trying to keep it on-site on-site and uh....

Byers: Okay.

Snelling: ...we're not really uh there's there's a couple of things we'd like to ask we ....if we're gonna use the rational method uh something in the ordinance says that we have to use a .1C coefficient for the undeveloped. And if we can use the the true number, then we have plenty of detention on-site.

Byers: Okay.

Snelling: If we have to use a .1, which doesn't make a lot of sense to me but maybe it's like over....I don't know if you guys want like overkill in your ordinance, but um we're no where close to....we we need off-site if we use a .1. If we use the the true number, we're okay.

Byers: Okay. We can get together and discuss that further.

Snelling: Okay. Okay.

Byers: Um one thing I'll need here at the city though is some kind of (?) manual for whatever we do put in.

Snelling: Okay. Uh the other question I was gonna have is we're uh there's I have several, but if we are if all of our work outside the right of way is less than one acre of disturbed area, all of the all of the disturbed area outside the public right of way, I believe the ordinance says we don't need water quality technically. I mean we'd like to do we'd like to call what we're doing a bio-retention area or a water quality swale, but but the drainage basin to that to that uh detention area or swale or whatever is .91 acres. And I think the ordinance says 1 acre is the cutoff.

Byers: But you're only calculating outside or not in the right of way? That's kind of splitting hairs. We don't....

Snelling: Well that's....

Byers: ....need to go that detailed.

Snelling: If you....the the disturbed yeah the disturbed area, if you look at the ....I think it's probably gonna push us barely over it if you look at the driveway portion that's in the right of way. And that's another thing; I don't know what the right of way width is and I need to get that from your office, I think.

Byers: Okay. Well it sounds like maybe we should sit down after this meeting....

Snelling: Yeah.

Byers: ....or at some point this week....

Snelling: Yep.

Byers: ....and iron all that out.



Snelling: We were gonna meet at the site I think possibly after this if Matt or you guys have time, but....

Byers: Okay.

Snelling: Okay.

Byers: That'll work. Thank you.

Snelling: Thanks.

Fix: Bradley Fix, City of Shelbyville sanitary sewers. Uh we will waive the tap fee and inspection fee but we will require that to be obtained uh so we can look at it when it's uh done and and we'll have to draw a permit on it. We'll just won't we'll waive it 'cause it's a city project. And then when the old shelter is removed, we wanna see the tap that is uh that's connected and that it's been disconnected and capped off and plugged so we don't have continue to get soil and water into that. And uh an inspection of that needs to be done by my department also. And that's all I have.

House: Matt House, city engineer. Um did you get my comments?

Snelling: Yes.

House: Okay. Just....wasn't a whole lot. Um let's see, number four parking lot, have you do you know what the anticipated trucks, what kind of trucks are gonna be in there? Um....

(?): Nothing nothing real heavy. Basically just bringing in dog food.

House: Right.

Snelling: Box trucks maybe.

(?): Inaudible comment.

Snelling: Yeah. I can give you auto(?) turn if you wanna see that.

House: Okay. I would. I'd like to see that. Okay yeah utility names....(inaudible)....Um, oh source of water?

Snelling: Yes I've tried to contact Indiana American; haven't gotten anybody to reply. Um if you can I don't know if you have a contact you can help me with...

House: Yeah I have it.

Snelling: ....on that?

House: I don't know if they're even....

Snelling: Okay. That'd be good. I emailed the uh they told me at one point to email this developer services number or email address and they didn't reply to that, but....

House: Okay.

Snelling: I will call them if you have a uh an individual contact number.

House: Okay and then we can talk about detention later. That latest one you sent was real good and I think they'll....I think we'll probably um yeah I don't think.....that .1, I think you know simply we'll base that off of before any development at all.

Snelling: If it's like a totally undeveloped site to begin with, that would make sense to may. But if it's if we're reducing the impervious area, which we are....

House: Right.

Snelling: ....it seems like we should be able to get by with the and then the and then the 100 versus 10 works if you can use the true numbers.

House: Oh really?

Snelling: Yeah.

House: Okay. Well....

Snelling: And the 10 versus 2, I think. So....

House: Okay.

Snelling: In fact, the water quality volume is more than the detention volume.

House: Oh really?

Snelling: That's that's part of the concern that I don't really have enough volume for the water quality volume, but I have enough for detention which is backwards.

House: Right. Okay. Yeah I think it'll I think it'll be fine.

Snelling: Okay.

House: Um yeah we can talk about that afterwards. That's all I have.

Snelling: Okay.

Spain: Uh Ron Spain, Vectren Gas. Uh do you have my comments?

Snelling: Uh I think I just got 'em um two minutes ago or yeah.

Spain: Okay. Uh that's really all I had is what's listed on there. You'll need to contact David Sherry(?) for any details on uh relocating the service.

Snelling: If they're not in here I will get....

Hansard: They're in there.

Snelling: Are you're Michele, right?

Hansard: Yes.

Snelling: Okay I'll get with you so I can't....yeah they're in here I assume somewhere.

Spain: That's all I've got.

Stonebraker: Robbie Stonebraker, Shelbyville fire. One of my questions um between the garage and where the new building's going, is that gonna be a gravel area past that as it is now?

(?): Inaudible reply.

Stonebraker: To the west?

(?): Yes.

Stonebraker: Area large enough for us to be able to get our apparatus turned around is what I'm after, Chris so if we could do those calcs and I can I know Runnebohm.....

Snelling: You wanna be able to get.....you wanna get on-site and turn a fire truck around?

Stonebraker: It it can be a hammerhead type. It can be whatever. Chris is....

Snelling: Okay.

Stonebraker: ....we've had this issue with Runnebohm in the past and ....

Snelling: Okay.

Stonebraker: ....they've got our truck sizes.

Snelling: You have their truck uh their information? I can put it ....

(?): Inaudible comment.

Snelling: Okay.

Stonebraker: So we can just follow up to confirm?

Snelling: Yep.

Stonebraker: Um and if there's questions, just give me a call and we'll work through those. And then a knox box needs to be installed. Um and then I saw on a drawing and I thought about that on the way over here so it's not on my notes, is I saw a bollard by the door um overhead door. On one drawing I saw there was a gas meter and on a separate page, I noticed a bollard. I assume that bollard's for that gas meter so we might just check that as well.

Snelling: I I put some bollards on there and we'll coordinate that. We these were these plans were done a little bit quicker than we normally do trying to get on this agenda and get some of your ....

Stonebraker: Okay.

Snelling: ....comments out in the open if we can and uh....

Stonebraker: Sure. So we need to check on that bollard as well.

Snelling: Yeah. I'm not even sure if there's water in this area. I don't I don't even know if that existing building's on water. I mean I I ....

Stonebraker: I don't know if is. The water main is on the other side of the street 'cause the hydrant and stuff....

Snelling: You you 'cause I don't recall seeing....

Stonebraker: .....is sitting there across across the street.

Snelling: ....yeah if you've seen hydrants and you're aware that there are hydrants along there, that's good.

Stonebraker: There is.

Snelling: Okay.

Stonebraker: Uh right there on the back side of the fence across the street there's a hydrant. And then it switches over when you get to Westar and then goes across that way.

Snelling: Okay, good.

Stonebraker: That's all I have.

Snelling: No sprinkler system, so shouldn't....

Stonebraker: Right.

Snelling: ....need any new. So thank you.

Davis: Uh Tom Davis, uh Comcast. I don't know whether there I don't think we have any existing service there at the old building right now. Um whether you guys have plans for us whichever, but we would uh like if you're putting the utilities in to the pole out front on Hale Road where you're gonna be running power from, um if you would supply us a couple uh just a two inch conduit maybe going from there to the building to the power location. Um but that's really your preference. It'd be more mandatory if a if you have existing service with us now and you're wanting to carry it over, then they would probably request you to do that. But I don't know that you have it at this time, so....That's all I have.

Snelling: Okay.

Butler: Uh Rick Butler, Duke Energy. Uh do you have an electrical contractor you're working with now or .....

No audible reply.

Butler: Okay. Well we spoke with John or Josh has and uh currently there's some uncertainty as to what type of voltage. I know your architect is wanting three phase, but if they're building this size, I don't know if that's feasible.

Inaudible mumbling.

Butler: Okay. Well then there'll be no problems for us. If you are gonna go underground, we

will want a conduit also. We'll determine the size of that once we get more specifics as to what your power needs are gonna be. But uh we'll work directly with you on all that probably and....

(?): Okay.

Butler: But yeah if you stay single phase, there'll be no problems whatsoever and there should be no charge whatsoever.

Inaudible mumbling.

Snelling: ....(inaudible)....The dumpster enclosure question, we don't know the answer to yet, but that's ....(inaudible)....

Hansard: Um I'll....(inaudible)....

Snelling: So the the sidewalk would go in the right of way, right?

Hansard: Yeah.

Snelling: Probably you'd want it and we so we don't know. Who has the information on on the existing right of way? Should I go by the GIS or.....

Hansard: ( ? ). Um.....

House: Yeah we'll have to.....That's a common topic around here. We get the best right of way information.

Byers: ....(inaudible)....gonna be tough.

Hansard: Inaudible comment.

House: Yeah that'll probably be our best bet.

Hansard: Inaudible comment.

House: I'll uh I'll try to get you that by tomorrow.

Snelling: There's not the grade the grades out there of course are very for whatever you know are in the worst part of town for sidewalks, I think. It's there so much slope in that ditch and I I don't know that we could fit one in without some major uh re-grading and there's utilities that we'd like to .....so I think maybe placing it right over the top of the utilities, if they are in the right of way. That would be a good place. Or we could put the sidewalk in an easement outside the right of way.

House: Right.

Snelling: Or we could ask for a variance.

(?): Would a variance....(inaudible)...

Hansard: Yes.....(inaudible)....

Snelling: Uh huh.

Hansard: Inaudible comment.

Snelling: Yeah.

Hansard: Inaudible comment.

Snelling: Find out what they wanna do. I mean you wouldn't think there'd be a lot of public walk up through that front door would there? I mean.....

Byers: Does the sidewalk have to be next to the road? Like if it comes up by the buildings, does that.....

Hansard: Well they have to have one a sidewalk ....(inaudible)....

Snelling: There's a ditch in between the since there's no curb, we gotta put it on the other side of the ditch and uh the only flat area is where those utilities are which might be okay.

Fix: There's no sidewalks on that road at all.

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

Snelling: Can I can I confirm one more....the the gas comments, I don't know if I see them here. Is that .....

Inaudible reply.

Snelling: Okay. I got it. Never mind. Ron Spain, Ron right? Sorry.

Inaudible mumbling.

Hansard: Okay. Anymore questions?

Bird: I just wanna follow up on one thing that that Michele mentioned, the brick veneer. Is that going to work or not? Are you going to provide additional information?

(?): We have yeah we have uh we can provide samples....(inaudible)....

Hansard: Well you get it to us before Plan Commission submittal.

(?): Okay.

Hansard: Um....(inaudible)...

(?): Okay.

Snelling: We have until Monday unless we're trying unless we wanna wait another month to address that.

Hansard: Inaudible comment.

Snelling: Did you guys have any other questions? Brad, did you have an architectural?

(?): No I think we'll we'll get the ....(inaudible)....

Snelling: Thank you.

Bird: Is there anything else you you needed at this point uh from u s?

Snelling: Probably not from not from you guys I don't think 'cause then we'll we'll deal with the stormwater. I think is the main issue for us.

Bird: Alright. Um you got any dates in terms of when this uh might be completed once you get through the city ( )?

(?): We're looking about a uh ....(inaudible)....

Bird: So it'd be before the end of the year?

(?): Oh yeah. We'd like to try ....(inaudible)....

Bird: Sounds good.

Snelling: Thank you.

Bird: Thank you.



Meeting adjourned.