

**DRAINAGE BOARD  
REGULAR MEETING MINUTES  
DECEMBER 4, 2019, 9:00 A.M.  
SHOWERS NORTH ROOM 100B**

**Present:** Jim Faber, Robert Audio, Dee Owens, Trohn Enright-Randolph

**Absent:** William Riggert, Lisa Ridge

**Staff:** Terry Quillman (MS4 Coordinator), Donna Barbrick (Secretary)

**Others:** Melanie Douglas (Commonwealth Engineering), Kevin C. Burk (Southern Meadows), Kendall Knoke (Smith Brehon Associates), Steve Brehob (Smith Brehon Associates)

**Call to order:** 9:04 a.m. by Autio.

**Approval of Meeting Minutes for November 6, 2019: tabled.**

**New Business**

**A) Southern Meadows Preliminary Plat review**

Quillman said Kendall Knoke and Steve Brehob were here representing the project. Quillman said this is down on the south side near That Road. He said it is flanked all around with woods and the site generally slopes east to west. He said there is a 15% slope most of the way across. He said a point of interest is there is a commitment to saving the tree row adjacent to the Southcrest mobile home park. He said on the west side there is quite a bit of flood plain, the creek jumps across the road, and there is an area where the petitioner is planning a road to be connected to That Road that is being developed at this point. Knoke said an agreement has been signed and executed.

Quillman said there were some issues with the site. He said the petitioner initially did the grading plan with road grades and then large pads. He said we have come back with the idea of just grading the roads and some grading in Lots 24-34 in the middle and additional grading on Lots 2 through 10 on the east side to set those up. He said doing this, they have agreed to make a commitment to Planning that when individual lots come in they would require a plot plan with conditions for lot development. He said he thought flat pads was contorting things. He said I proposed setting this up as individual plot plans; this would be individual site plans for each lot. He said I have requested that those plans be put together and then certified by a surveyor or engineer. He said then that surveyor or engineer would go out and do an as-built. He said I say that because we have had a chronic issue where builders set the home below the road grade and then water goes down the drive and into the garage. He said I have also put a condition for side yard swales because we've had chronic issues where people are running their downspouts towards their neighbor's property. He said in the list of conditions, this is something I have seen for years in plot plans. He said by requiring them to be certified that relieves pressure for me to review them in such detail and I am hoping the surveyor or engineer can bang these out efficiently and accomplish the needed controls.

He said there are other things to account for. He said they have three detention basins on the west side and I am comfortable with their calculations. He said everything seemed to be good on the grading and hydrology. He said I talked to them about saving tree lines as a trade-off for low impact development and requiring detention on some of the property. He talked about a tree line by a cul de sac and limiting the grading there. He said I worked with them to eliminate some requirement for detention. He said he'd like

to keep that grass buffer. He said they expanded on that and in the shaded areas on Exhibit Sheet C200 they have agreed to leave undisturbed with a conservancy easement that is protecting existing vegetation. He said they have put those in several locations where it worked for the grading.

He said one of the elements in this is, as the site slopes east to west you'll see that on the down slope sides of those roads, a lot of them are setting up for walk-out basements. He said this better fits the situation than pads. He said we went to Planning Admin meeting last night to introduce it to the Plan Commission and it comes up to Plan Commission in December for the first hearing. He said the engineer has not submitted the detailed hydrologic information yet and minutiae that I always look for in the way of emergency overflows and that kind of stuff. He said the idea is he can submit that later after the Plan Commission initial meeting.

He said I did include a list of recommended conditions developed with Planning (see attached) addressing my concerns. He said these were presented at the admin meeting last night. He said that's about all I have to say on that. He asked if Drainage Board (DB) members had any questions.

Robert Autio noted fairly steep grades around the northeast cul de sac. Knoke said the grading is driven almost exclusively by the roadways and the existing South College Drive sits high and then drops way down. He said so in order to come off of that existing drive the road had to be pretty high up because the Highway Department has a 25 mph design speed. He said the vertical profiles have to meet those requirements.

Steve Brehob said if you go around and look at subdivisions that were developed in the nineties through the 2000s that is how you set up a walk out basement lot. He said you graded out to the front yard setback and then let it slope down at three-to-one from the setback on. He said because as you set the house in there you were digging that dirt back out for the basement and then taking that dirt out and filling out around the sides. He said with walk out basement homes that's where you see sloping. He said that is what those are set up for; it is a way to not grade the whole entire site if you are going to come back and dig it all out anyway (for walk out basements). He said actually, when the watershed ordinance was enacted, it was made a requirement at that time for any home in Area 3 of the watershed, permitting you at that time to build on slopes of up to 18% if you utilized a walk out basement design. He said so back in 1993 it was recognized as a low impact design.

Knoke said yes, that northeast corner is where we have the biggest impact, having to do a pretty big fill in that corner. He said when they come in they will dig out the basement and then spread it around. He said we will try and keep that; one of the conditions is that borrow pits can be used throughout the project. He said we have tried to keep it pretty well balanced because it's a pretty steep site in terms of grade. Quillman asked if the borrow pit was a stockpile or a pit. Knoke said sometimes it might be a pile and other times more like a pit.

Quillman talked about sinkholes on the site. He said they have taken the required buffer on the grading plan and avoided any grading in those areas entirely. He said in addition there is one between Lots 43 and 44 and also Lot 22. He said they take the spillover grade on the detention and then include a 25-foot conservancy buffer. Autio said obviously there is a possibility of other sinkholes showing up. Quillman asked about a geologic report on this area. Brehob said if a sinkhole shows up then you would have to treat it the same way and at that point it is either a buildable lot depending on where the sinkhole is at or it becomes a non-buildable lot. Quillman said there is going to be a risk that someone could build and it shows up later. Knoke said he asked a geotech about scanning the ground but he said they really have no good way of determining where a sinkhole might form.

Knoke talked about the trail and sidewalk connections. He said the Bloomington Rail Trail is on the northwest side of the site. He said it is currently unpaved and it is a city-owned trail. He said this is where two historic rail lines split off; one headed southwest and one went directly south. He said the southwest one is a trail now with Limestone Greenway; the south one is unimproved and abandoned. He said we propose to pave it within our property and then there is one other property to the north that happens to be where the bridge across Clear Creek sits. He said a committee in the county has it as a low priority project but it is something that could be restored and that connection completed. He said that would require coordination with a private property owner. He said we are paving our portion and as part of the connection to That Road, they are paving it from the south property line all the way up to the north property line.

Trohn asked with the road improvements and the entrance are there any drainage improvements being done on the road as well. Knoke said yes, there are development plans that Planning staff has; we are planning on storm sewer along the east side of the roadway. He said that entire road is in floodway. He said the only way would be to replace the entire bridge on That Road. He said as part of this project we have to dip down into the floodway to connect. He said when there is a major storm event, the storm sewer will be underwater, unfortunately.

Trohn asked with grading done one at a time, would that have some kind of weird impact with surface water runoff. He asked is that going to leave some of the lots pooling up and that water flow will have to be looked at. Brehob said we are initially putting in detention basins and then the swales so we are putting in the main drainage facilities as part of the grading. Knoke said we have a mechanism because Terry will review the plot plan before they build, then they build and then before occupancy Terry can assure that they actually did what they said they were going to do. Trohn said it sounded like there are some checks and balances. Knoke said that is unique from previous subdivisions that haven't had that mechanism.

Knoke talked about the trail connection to the mobile home park to the north. He said we have a trail connecting to their roadway stub and that runs into their development and crosses the street and then we have an eight-foot path all the way down the site and then down in the southeast, it is connected to Clear Creek Elementary. He said the idea is that students can safely walk from the mobile home park, from this subdivision and from the existing Patton Heights subdivision to the school. He said it is not just a dead end cul de sac; it is a connected pathway. He said between Lots 51 and 52 is the connection to the mobile home park.

Faber asked how much drainage from the upper cul de sac would go into the trailer park. Knoke said all the storm sewer in the street will run to the detention pond in the northwest and all the driveways and downspouts are directed into the street. He said the mobile home park will get the backyards and as Terry said that will be grass and we are protecting the tree buffer there to help treat the runoff. Brehob said it is probably less overall area than what is draining now. Knoke said the street inlets for South College Drive in Patton Heights subdivision both drain to the mobile home park but we are picking up the bigger one of those and running it through our detention so that is a big improvement for the mobile home park. .

Trohn said with the phasing, the detention ponds would be built before. He said I don't know if you want to look at the phasing and connect in to the bioretention areas. Brehob said the phasing with road connectivity follows along exactly with that. He said you are getting every single detention basin on the site first and you are getting the road connection before the lots are developed.

Quillman talked about one more condition. He said that connection out to That Road is going through the flood way and Planning will make them go through the Indiana Department of Natural Resources (IDNR) requirement before they go too far. He said I would like to see the details of their drainage design and calculations for that area. Knoke said hopefully in two months or so we will hear from IDNR. Autio said

to Quillman so the concern you have is because it is going to be flooded. Quillman said there are multiple situations that could happen; I just want to look at that. Autio asked about plans to raise the roadbed. Quillman said nothing that I have heard. Knoke said it would require taking out a couple of houses also. There was a discussion of what that project might involve and a discussion of how to word the condition.

Autio asked about condition number 6. Brehob said this is regarding the adjacent lot, which is owned by Blind Squirrels. Brehob said we are working with Blind Squirrels on development of their property also.

Quillman talked about Common Area 11 and they are also working on early stages of extending a roadway over to College Drive, so if that happens there would actually be three access points. Trohn said that connection would be valuable in the long term; it is a really great idea. Brehob said we plan to keep that connection idea. Brehob said we had a neighborhood meeting in June and we showed everybody a plan for this site, the Blind Squirrels site and the Shermer site so that they could see the overall picture. Knoke said the neighbors (in the southeast corner) are opposed to the connection because they do not want more traffic on their roads. He said it is a private drive in a public right-of-way, which is interesting.

Faber asked does the county require a certain amount of low cost housing. Knoke said no, they don't; they don't provide any subsidies, either.

**Autio asked do we have a motion to accept the recommended conditions of approval (see attached) with the addition of two conditions:**

- **A commitment to sinkhole conservancy areas for newly appearing sinkholes**
- **Petitioner to submit detailed drainage calculations and calculations for the primary access at That Road.**

**Dee Owens said if that is ready then I will make that motion. Faber second. Vote: AYE (unanimous).**

Quillman said when they submit the drainage calculations and if it looks straightforward then I will probably just review that myself unless there is a strong feeling from anyone here. He said I have been conscious of not taking up the DB time unless there is something that I think warrants that conversation.

#### **B) Drainage Board meeting dates 2020**

Quillman had meeting days to submit for a motion to approve. He said he set a date for the first Thursday in January since the first Wednesday is New Year's Day. **Faber said so moved. Autio seconded. Vote: AYE (unanimous). Schedule approved.** Quillman said he would post it on the website.

**PUBLIC INPUT.** There was none.

#### **ADJOURNMENT.**

**Faber moved to adjourn and Autio seconded. Meeting adjourned at 9:50 am.**

Approved:

Signed:

Attest:

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**Robert Autio, President**

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**Donna Barbrick, Secretary**