

Town of Russiaville, Indiana  
October 9, 2023  
Plan Commission Meeting  
Russiaville Town Hall – 5:00 pm

Members Present – Mike Kanable, Chris Rust, Zack Parvin, Mark Fulk, Anita Kanable

Mike Kanable called the meeting to order at 5:12 pm.

Dave Kiser was present and said we were here to get approval for the new Russiaville C-Store at 215 W. Main Street. Mr. Kieser stated they had been reviewing plans for this and their engineers have met the minimum requirements of the site developments and have satisfied all comments. Mr. Kieser said they recommend approval. Mr. Keiser added that they look at everything from sanitary sewer connections, disturbed area, and set back requirements as required by the ordinance of the C-1 zoning district.

The plans will still need to go through state design release. We will get a copy of those plans along with the plan released. Then final plans will be required. Building permits will not be issued until they have the state design release.

Dave Keiser read a letter that he drafted to summarize the second plan review of the above for record.

Dave added that at no time was there any discussion by the town council or any of the town officials to have any delay on this property. Dave knows there were some rumors that this was the case, but the ball was in his court and he and Kevin Steely, the site development engineer, worked together to get this done. It just took a bit of time to get it accomplished.

Dave said they checked the area to make sure it was big enough for what they wanted to do on the property and to make sure the development fits the use, and he has no problems with this. Dave added that Mr. Steely does this all over the state, and he knows site development very well.

Mr. Steely stated that since the property is at 4/10 of an acre, IDEM is not requiring the normal stormwater prevention approval plan. To put it simply, they

want them to keep their dirt on their site. They would want to do that any ways, they don't want dirt everywhere.

Zach Parvin asked what the total length of the property. Dave said he thinks he remembers it to be about 132 feet.

Mark Fulk asked about exterior lighting. Mr. Steely said they didn't have that part prepared yet. He said he believes there will be wall packs on the building and lighting under the canopy. That usually lights up enough. Dave added that it would meet the requirements per the C-1 Zoning Ordinance.

Zach Parvin made a motion to recommend for the town council to approve the preliminary site plans for the new C-Store at 215 W. Main Street. Anita Kanable seconded, and the motion carried with Zach, Anita, Mark, and Chris voting for passage.

There being no further comments, Zach Parvin made a motion to adjourn. Chris Rust seconded, and the meeting came to an end at 5:23 pm.

Mike Kanable, Plan Commission President  
Megan Reel, Clerk Treasurer