

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
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TRC MEETING NOTES:

DATE: August 27, 2019

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AGENDA ITEMS:

Ander's Replat Minor Subdivision – James Stone
Knights of Columbus Property Split – Ray Girres
Historic District, Solar Panels – Fred Webster

ATTENDANCE:

See attached Attendance Sheet for 2019-08-27

MEETING NOTES:

Ander's Replat Minor Subdivision – James Stone

Project Summary:

Curt Ander's is wanting to split off a 3.06 acre lot from his original 23+ acre parcel. The 3.06 acre lot will be purchased by James Stone for future land use. At this time James will clear and mow the area and potentially use the area for excess equipment storage.

Planning:

- There is wetlands and a Marshall County legal tile that is located in portions of the proposed 3.06 acre lot.
- Per Ralph, the parcel split meets the requirements of the subdivision ordinance.
- The current zoning is R2 zoning.
- The replat presented indicates a Deed of Dedication and provides a space for the Mayor to sign. James will have the surveyor remove both the items from the replat.

Transportation:

- Nothing was addressed.

Utilities:

- If the parcel develops it is the owner's responsibility to bring utilities to the site.

Drainage:

- James indicated Marshall County no longer maintains or collects fees for repair of the tile in this section.
- If the lot develops or hard surface is added James will need to contact the City Engineer regarding any drainage requirements.

General:

- A question was asked about access to Curt Ander's property through the Fairfield Garden Court private driveway. Ralph instructed James to visit the Marshall County Recorder's office to see if an access easement was placed on the final plat for the area.

Knights of Columbus Property Split – Ray Girres**Project Summary:**

The Knights of Columbus is wanting to split off the vacant land located on the North-East corner of E. Jefferson St. and Columbus Dr. from the building and parking lot. The split will be located to the South of the existing asphalt parking lot and will line up with the parcel line to the East.

Planning:

- A replat of the site will need to be done to indicate the new parcel.
- Ralph and Keith would like to see the north-south parcel line that bisects the Knights of Columbus building be removed during the replat.
- The zoning for this parcel will be C1 zoning.
- The billboard that is located on the North-East corner of E. Jefferson St. and Columbus Dr. will remain.
- The ground mounted Knight of Columbus sign will be removed from the proposed parcel.
- Potential buyers of the parcel may want to meet with the various departments to discuss the uses and restrictions of the site before developing.
- This split will be classified as a 2-lot minor subdivision.
- Once the survey and re-plat are completed they will need to be approved by the Plan Commission.

Transportation:

- Access to the newly created parcel will be restricted to using Columbus Drive. An entrance drive will need to line up with the drive for Martin's Supermarket.

Utilities:

- Private utilities servicing the Knights of Columbus building are connected to City main lines along E. Jefferson St. An approximate 20' wide utility easement should be placed on the plat in the area of the utilities for future maintenance.

Drainage:

- Developers will need to consult the City Engineer regarding drainage requirements.

General:

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Historic District, Solar Panels – Fred Webster

Fred Webster of 320 Roy Street is interested in placing solar panels on the East side of his garage roof. The panels will not be visible from Roy Street.

Planning:

- Keith and Ralph agree the intention of the panels not be visible from the street applies to the homes frontage street.
- Keith would like to see drawings of the panel installation.

Transportation:

- Nothing addressed.

Utilities:

- Nothing addressed.

Drainage:

- Nothing addressed.

General:

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END OF MEETING

