

**DEPARTMENT OF ENGINEERING**  
**PUBLIC WORKS – STORMWATER MANAGEMENT**  
**CITY OF PLYMOUTH, INDIANA**  
**900 OAKHILL AVENUE - P.O. BOX 492**  
**PLYMOUTH, IN 46563**

Philip R. 'Rick' Gaul, P.E.  
City Engineer

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**TRC MEETING NOTES:**

**DATE: June 18, 2019**

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**AGENDA ITEMS:**

- Bomarko Building Proposal – Chet Gamble (PC-19-003)
- Indiana Wheel Company (PC-19-009)
- Tower View Minor Subdivision (PC-19-010)
- Solar Panel Discussion
- TRC Meeting Discussion

**ATTENDANCE:**

See attached Attendance Sheet for 2019-06-18

**MEETING NOTES:**

**Bomarko Building Proposal – Chet Gamble**

**Project Summary:**

Bomarko is interested in adding a new manufacturing facility, with interior drives, to the South and West of their current manufacturing facility. The new facility will be approximately 30' tall and will contain equipment used in paper manufacturing. Approximately 20 existing employees will utilized for the operation of the new facility.

**Planning:**

- Per Bomarko's site engineer the building site, that was previous created, will have to be stabilized / altered prior to any construction.
- The building will be constructed on pier type footings.
- Parking must be provided, one space per employee on the shift.
- If new parking is added the City requires a 130 square foot green space per 20 parking spaces.
- The current floodplain elevation in the area was said to be 797.3. Per the Building Administrator the floor of the loading dock and the finished floor of the manufacturing facility will need to be constructed a minimum of 2 feet above the floodplain elevation.
- Certified as-built elevations will need to be provided to the Plymouth Building Administrator.
- A 7' tall earth berm will be place against the exterior walls of the building.
- Per the provided drawings it appears the new building will be constructed over a private storm piping system.

- A required 5" STORZ connection is to be placed on the outside of the building and connected to the interior fire suppression system.
- A "Rapid Entry System", Knox Box, is required to be placed on the exterior of the building near the main entrance to the building.
- Access to the building must accommodate the City's snorkel firetruck. See the Fire Chief for more information.

**Transportation:**

- Nothing was addressed.

**Utilities:**

- All discharged water from the production area will need to be run through a monitoring manhole located on the exterior of the building, prior to discharging into the City's sanitary sewer system.
- An Industrial Waste questioner will need to be filled out and returned to the City's pre-treatment coordinator.
- Will the current water and sewer service connections to the site meet the needs of the new building?
- There was discussion regarding dividing the property (Patty Paper / Bomarko). If the property is divided the utilities will need to be separated between each business.

**Drainage:**

- Per the June 17, 2019 Marshall County Drainage Board Meeting permission was given to place the proposed drainage basin no closer than 35' from the top of bank. A copy of this approval will need to be delivered to the Plymouth Building Commissioner.
- The existing drainage basin will remain unchanged and berm will be added between the new basin and the existing basin. The berm will prevent runoff collected from the proposed new building and drives from entering into the existing basin.
- The site engineer mention the possibility of placing a pipe between the new and existing basin to allow storm water from the new basin to flow into the existing basin to allow for better flow control.
- The area to the North of the proposed building contains a gravel drive that has not been addresses in any previous drainage plan processes, therefore the gravel drive will need to be addressed at this time.
- All drainage and MS4 requirements will go through the City Engineers office.
- **NOTE: On July 1, 2019 the submittal requirements for drainage and storm water will change.**

**General:**

- There was a question concerning the address of the building located on the South edge of Bomarko's property. The Engineering office will look into the matter.

**Indiana Wheel Company****Project Summary:**

The Indiana Wheel Company, LLC will be occupying the former Bay Valley warehouse building located at 2935 VanVactor Drive. The Indiana Wheel Company is the largest manufacturer of steel wheels in the world and supplies the trailer and RV industry. The company currently has 5 manufacturing facilities in China and 1 facility in Thailand. The South building will be used as the manufacturing facility with the North building used as a future warehouse or could be leased out in the future.

**Planning:**

- The property is currently zoned Industrial.
- The current building use is classified as warehouse. The classification will need to be changed and will require plans to be submitted to the State of Indiana. Contact the Building Administrator for more information.
- The large asphalt pavement area will be re-painted to accommodate one parking space per employee for the largest shift, approx. 60 employees, with additional parking for overlap between shifts.
- If new surface is constructed for parking the City requires 130 square foot of green space per 20 parking spaces. Constructed parking can not be any closer than 10 foot to any property line.
- Privacy screening is required around all dumpsters.
- NIPSCO will be installing a large electrical grid on the property with several transformers.
- A digital copy of the plans should be provided to the Building Commissioner.

**Transportation:**

- The parcel contains a "cul-de-sac" type easement within the asphalt area that is used as a turnaround area since VanVactor Drive is not completed.

**Utilities:**

- Water used during the manufacturing process will be processed or hydraulically pressed through filters prior to being discharged into the sanitary sewer system.

- All discharged water from the production area will need to be run through a monitoring manhole. The manhole is to be located on the exterior of the building prior to discharging into the City's sanitary sewer system.
- An Industrial Waste questioner will need to be filled out and returned to the City's pre-treatment coordinator.
- The facility will be a permitted industry since they will have a pretreatment package plant.
- An 8" diameter fire main with a 1.5" domestic supplies the current building. Will the current water and sewer service connections to the site meet the needs of the new building use?
- Sewer fees are based on water usage. With the amount of water that is lost during the manufacturing process a meter could be placed on the sanitary sewer discharge to help reduce costs. Contact the Utility Superintendent for more information.

**Drainage:**

- This parcel is within a subdivision that allows each parcel to drain a percentage of hard surface into a common drainage basin. Any amount over the allowable percentage will need to be addressed on each individual parcel. The City Engineer will look into the percentage allowed and if this parcel is over or above the allowable.
- If hard surface is constructed that is 4,000 square feet or above a drainage plan will need to be designed and submitted. Hard surface refers to any impervious surface and compacted gravel / stone.
- If the NIPSCO electrical grid contains hard surface that exceeds the hard surface threshold a drainage plan is required.
- **NOTE: On July 1, 2019 the submittal requirements for drainage and storm water will change.**

**General:**

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**Tower View Minor Subdivision**

**Project Summary:**

The owner desires to sub-divide the property that surrounds a communication tower into an approximate 2 acre parcel that contains only the communication tower and its associated buildings. The intent of the sub-divide is to sell the communication tower and associated buildings. The parcel will have access to an easement for ingress / egress.

Due to the time constraints, and pending sale of the property, a one lot subdivision is desired. The additional lots will be addressed at a later date.

**Planning:**

- A plat has not been prepared or received as of yet but the hope is to have it prepared soon.
- The easement to the proposed parcel will be created for ingress / egress as well as utilities.
- Proposed parcel lines will be established approximately 25' from the tower ground supports.
- The Plymouth Zoning Ordinance requires the drop area of the tower must remain within the towers property.

**Transportation:**

- Nothing addressed.

**Utilities:**

- Nothing addressed.

**Drainage:**

- Nothing addressed.

**General:**

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**Solar Panel Discussion**

**Project Summary:**

Discussion took place regarding changes to the Zoning Ordinance that would allow solar panels to be placed in all zoning districts with some exception.

**TRC Meeting Discussion**

**Project Summary:**

Discussion took place regarding possible changes to the TRC meetings. To better accommodate everyone it was proposed to move the TRC meetings to the 2nd and 4th Tuesday of each month and to move the start time of the meeting from 8:00am to 9:00am. The discussion received a favorable response and will begin in July 2019.

**END OF MEETING**

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**TRC MEETING ATTENDANCE SHEET:**

**DATE:** Tuesday, June 18, 2019

**AGENDA ITEMS:** \_\_\_\_\_

- 8:00 PC-19-003 BOMARKO BUILDING PROPOSAL – Chet Gamble
- 8:20 PC-19-009 INDIANA WHEEL COMPANY
- 8:40 PC-19-010 TOWER VIEW MINOR SUBDIVISION
- 9:00 Solar Panel Discussion

**ATTENDANCE:**

<b>CITY ATTORNEY:</b>	Sean Surrisi	[X]
<b>CITY ENGINEER:</b>	Rick Gaul	[X]
<b>ZONING ADMINISTRATOR:</b>	Keith Hammonds	[X]
<b>STREET DEPT SUPT:</b>	Jim Marquardt	[ ]
<b>UTILITY DEPT SUPT:</b>	Donnie Davidson	[X]
<b>WATER DEPT AST SUPT:</b>	Jeff Yeazel	[ ]
<b>WASTEWATER &amp; SEWER AST SUPT:</b>	Larry Hatcher	[X]
<b>GIS:</b>	Chris Marshall	[X]
<b>POLICE CHIEF:</b>	Chief Bacon	[ ]
<b>FIRE CHIEF:</b>	Chief Miller	[ ]
<b>PLAN COMMISSION:</b>	Ralph Booker	[X]
	Doug Feece	[ ]
	Fred Webster	[X]
	Jim Sherwood	[ ]

**OTHER ATTENDANCE:**

NAME	COMPANY	E-MAIL
<i>Mike Delfino</i>	<i>Cstg Assoc</i>	
<i>Jennifer Hewitt</i>	<i>Bomarko</i>	<i>JLHewitt@Bomarko.com</i>
<i>Chet Gamble</i>	<i>CTG Assoc</i>	<i>ctgassoc@gmail.com</i>
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<i>DAVE NORMAN</i>		