

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
900 OAKHILL AVENUE - P.O. BOX 492
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TRC MEETING NOTES:

DATE: June 27, 2023

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AGENDA ITEMS:

- 9:00 – Dog Park - Adam Souder
- 9:15 – Pizza Hut Drive-Thru - Todd Adams

ATTENDANCE:

See attached Attendance Sheet for 2023-08-08

MEETING NOTES:

Dog Park - Adam Souder:

Project Summary:

- The developers of the proposed dog park are interested in developing a member only facility that address health and safety concerns that have brought to their attention.
- The entrance to the facility will be through an approximate 35' wide strip of property off of E. Jefferson St. and will be gated to restrict access to the development after hours.
- Parking will be located near the proposed development.
- A total of three dog areas will be constructed consisting of two smaller areas surrounded by 3' high fences for use by smaller dogs and single a larger area surrounded by a 5' high fence for use by larger dogs.
- Access to the areas will be through a common electronically gated entrance adjacent to the parking.
- The areas, and surrounding property, will be cleaned and maintained to promote a safe and healthy environment.
- The development will be irrigated and will contain watering areas to serve the members pets.
- The hours of operation will not contain any times where artificial lighting is needed therefore no lighting is being proposed.

Planning:

- The parcel is zoned R-3 and the developer / owner will need to obtain a special use variance through the Board of Zoning Appeals (BZA).
- The next BZA meeting is on September 5, 2023 with applications for the meeting due by August 15, 2023 through the City Office.
- The applicant will need a letter of intent to accommodate the BZA application.

Emergency Services:

- Nothing to address.

Transportation:

- Driveway cuts require a permit issued by the Street Department. The permit fee is \$100.00 per driveway permit, a single driveway is being proposed.
- If a swale is present along E. Jefferson St. in the location of the proposed driveway a culvert consisting of reinforced concrete pipe (RCP) is required.

Utilities:

- A 1" domestic water service size is being requested. Water service connection fees are based on time & material with a \$1,000 minimum cost.
- A water backflow device will need to be installed in an accessible location. Backflow devices are to be inspected annually by an IDEM licensed inspector of your choice with reports provided to the Plymouth Water Department.

Drainage:

- Drainage for the development will utilize the existing drainage basin currently located on-site. The drainage basin may need to be altered to accommodate the additional drainage requirements.
- If the land disturbance is 1-acre or greater a Storm Water Pollution Prevention Plan (SWPPP) plan is required.

General:

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Pizza Hut Drive-Thru:**Project Summary:**

- Pizza Hut is proposing a 200-250 square foot addition to the north side of their building to accommodate a drive-thru pickup window.
- The traffic flow to the proposed drive-thru addition will be located on the east and north sides of the existing building.
- The drive-thru vehicle cue area will be delineated by a painted pavement marking with a concrete curb located near the proposed drive-thru exit to divert traffic from adjacent parking areas.
- The entrance to the drive-thru cue will begin along the east side of the building.
- ADA parking and the buildings main entrance will be relocated to the south side of the building.

Planning:

- The proposed addition will eliminate parking spaces including ADA spaces. The remaining parking spaces will need to be evaluated to ensure parking meets the ordinance requirements. 1-space per 3-seats plus 1-space per employee on the largest shift.
- Prior to a local building permit being issued the Plymouth Building Commissioner will need a CDR from the State.

Emergency Services:

- The Fire Department will need to review the building alterations to ensure the number of exits complies with the seating capacity of the building.

Transportation:

- Nothing to address.

Utilities:

- The contractor will need to be mindful of the existing private utilities in the area.

Drainage:

- Drainage near and around the proposed addition shall be designed to not impede flow or trap runoff. Plans should indicate to the contractor how this will be achieved.

END OF MEETING

