

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: November 14, 2023

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AGENDA ITEMS:

9:00 – Davids Courage, Combination Parcel – Craig Cultice

9:15 – 315 S. Fifth St. Minor Subdivision – Dennis Manuwal

ATTENDANCE:

See attached Attendance Sheet for 2023-11-14

MEETING NOTES:

Davids Courage, Combination Parcel:

Project Summary:

- David’s Courage located at 10924 Lincoln Highway is interested in incorporating 2.16 acres immediately to the north of their existing parcel from Marshall County.
- Marshall County has agreed to conveying 2.16 acres to David’s Courage.

Planning:

- The conveyance of the property will need to be reflected in a recorded deed.
- The deed will need to be presented to the Plymouth Building Commissioner for his signature.

Emergency Services:

- Nothing at this time.

Transportation:

- Nothing at this time.

Utilities:

- If development takes place on the additional acreage David’s Courage will need to discuss their intent prior to any designs. This is due to wastewater from the existing site is discharged into the City of Plymouth’s sanitary sewer system.

Drainage:

- Any development taking place within the existing David's Courage parcel or their additional acreage will need to address stormwater runoff with approvals received from Marshall County and/or the City of Plymouth.
- Land disturbance 1-acre or greater may require a Storm Water Pollution Prevention Plan (SWPPP).

General:

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315 S. Fifth St. Minor Subdivision:**Project Summary:**

- The owner of the home located at 315 S. Fifth Street recently tried to apply for a permit through the Building Commissioners Office to repair fire damage to the rear of the home and it was discovered the home is located on two different parcels owned by two different owners.
- The neighbor that owns the parcel to the north has agreed to sell the homeowner a portion of their property to resolve the situation. This purchase will allow the homeowner to completely own the property the home sits on.

Planning:

- The homeowner will need to have a surveyor re-plat the currently owned parcel and the newly purchased parcel to combined the parcels into a single parcel.
- Once the surveyor has completed the re-plat of the area the prepared document will need to be presented to the Plan Commission for approval.
- Plan Commission applications are due on the 15th of the month prior to the meeting. The Plan Commission application fee is \$100.00 paid to the City of Plymouth.
- It was noted an accessory building located to the east of the home is in disrepair and is also partially located on the adjacent property to the east and should be corrected or removed.

Emergency Services:

- Nothing at this time.

Transportation:

- Nothing at this time.

Utilities:

- Nothing at this time.

Drainage:

- Nothing at this time.

END OF MEETING

