

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

DATE: November 28, 2023

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AGENDA ITEMS:

9:00 – Marshall County Career Innovation Center – Bernie Feeney

ATTENDANCE:

See attached Attendance Sheet for 2023-11-28

MEETING NOTES:

Marshall County Career Innovation Center:

Project Summary:

- The Marshall County Career Innovation Center is looking for input from the City to prepare school bonds for future expansion projects.
- Currently 3-4 areas near the southern portion of the High School have been identified as potential areas for use by the Marshall County Career Innovation Center.
- If this project moves forward there could be many variances that will be needed in order to move the project forward. This includes zero setback requests along with other variances.
- There is a need to expedite the entire process in order to meet a mid-February 2024 deadline. The desire is to be on the agenda for the January BZA and the Plan Commission on the same day.

Planning:

- Current Zoning: R-3
- There are many issues with dividing the existing site and many issues dividing the existing school building that will need to be detailed and specifically addressed.
- Separation walls will be needed within the building between the areas used by the school and areas used by the Marshall County Career Innovation Center. It is unknown at this time if walls currently exist or if new walls will need to be constructed.
- The HVAC system and other systems will need to be evaluated to ensure piping or ductwork do not penetrate the separation wall in a manner that will render the separation wall useless.
- Dividing the 3-4 different identified areas into its own parcel within a minor subdivision is best served with access to Berkley Street.

- A completed application and plat will need to be turned into the City Office by December 15th in order to be placed on the January 2024 Board of Zoning Appeals and the Plan Commission's agenda.

Emergency Services:

- Nothing at this time.

Transportation:

- Any entrance / exit alterations or additions will need to be discussed with the Street Superintendent.
- Ingress / Egress easements will need to be addressed.

Utilities:

- There is a maze of utilities and communication infrastructure that will need to be addressed and identified and clearly spell out who is responsible for said utilities.
- Per the developers the usage and repair costs for the existing and/or future utilities will be the responsibility of the Plymouth Schol Corporation.
- The City has agreed to provide a utility map of the area to Bernie Feeney for reference.

Drainage:

- Drainage will need to be addressed per the City of Plymouth drainage ordinance if additions are made that are equal to or greater than 4,000 square feet.
- A Storm Water Pollution Prevention Plan (SWPPP) is required if land disturbance of 1-acre or greater is proposed.

General:

- With different portions of the building being accessed / used differently controlling and monitoring access could be challenging.

END OF MEETING

