

**DEPARTMENT OF ENGINEERING**  
**PUBLIC WORKS – STORMWATER MANAGEMENT**  
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**TRC MEETING NOTES:**

**DATE: March 12, 2024**

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**AGENDA ITEMS:**

- 9:00 – 410 E. Garro St., Historical District Porch Addition - Dave Yoder
- 9:15 - New Song Church Addition, 1292 Baker St. - Chet Gamble
- 9:30 – 317 Simon St., Historical District Building Addition – Dennis Manuwal

**ATTENDANCE:**

See attached Attendance Sheet for 2024-3-12

**MEETING NOTES:**

**410 E. Garro St., Historical District Porch Addition:**

**Project Summary:**

- The homeowner at 410 E. Garro St. has hired a contractor to add a front porch to the front of the residence. The addition will complement the existing home utilizing brick and other materials similar to what is used on the existing home currently.
- The porch will extend to each front corner of the home but will not wrap around onto the sides.

**Planning:**

- The front porch will extend closer to the street but will not encroach into the front setback.
- The roof covering will be residential metal colored to compliment the rest of the home.

**Emergency Services:**

- Nothing to address at this time.

**Transportation:**

- Nothing to address at this time.

**Utilities:**

- Nothing to address at this time.

**Drainage:**

- Ensure stormwater runoff from the new porch and roof does not flow onto neighboring properties.

**General:**

- Since the addition meets Plymouth's requirements a favorable recommendation was given for the project to proceed once all permits necessary are obtained.

**New Song Church Addition, 1292 Baker St. - Chet Gamble:****Project Summary:**

- New Song Church is interested in adding onto their worship space and parking area to accommodate the growing congregation.
- A preliminary site drawing was presented for discussion.
- They would like to achieve an 800 seat total when done.
- The main entrance off of Baker St. will be widened to allow better traffic flow.
- There is also a desire to create a secondary means of ingress/egress from the site to help alleviate traffic congestion.

**Planning:**

- The parcel containing the building addition is zoned R-3 therefore the rear building setback will need to be a minimum of 15' from the property line.
- A question came up regarding the future of New York Street potentially located south of the existing building. At this time, it is unknown when or if New York Street will be constructed.
- Any addition of a secondary ingress/egress access onto Richter Rd. will need to do so from the original dedicated right-of-way south of the property.
- Refer to the Plymouth Zoning Ordinance for parking lot landscaping and lighting requirements.
- No additional signs are being proposed at this time. If additional signs are desired the developer may possibly need Board of Zoning Appeals (BZA) approval.

**Emergency Services:**

- Nothing to address at this time.

**Transportation:**

- There is a concern about adding a secondary ingress/egress onto Richter Rd. and siting distances due to the Richter Rd. grade change.

**Utilities:**

- When constructing the additions and parking lot on the west side of the existing building keep in mind the location and depth of the sanitary sewer in the area.

**Drainage:**

- The maximum allowable outlet rate for the beehive structure located in the swale adjacent to Baker Street, as represented in the plan submitted by Gamble, is 1.2 cfs.
- If using the existing curb inlet structure located on the west side of the existing entrance/exit to the property a maximum allowable outlet rate for the structure would be 3.5cfs.

**General:**

- Due to the preliminary status of the presented site plan the developer will need to return to the TRC once more complete plans are prepared.

**317 Simon St., Historical District Building Addition:****Project Summary:**

- The homeowner at 317 Simon St. is interested in adding onto the south side of the existing home.
- The addition will contain a single bedroom, bathroom and possibly a garage.

**Planning:**

- The proposed addition presented does meet the setback requirements.

**Emergency Services:**

- Nothing to address at this time.

**Transportation:**

- If a driveway to the garage is added the owner will need to obtain a driveway permit through the Street Department.

**Utilities:**

- Nothing to address at this time.

**Drainage:**

- Ensure stormwater runoff from the new addition does not flow onto neighboring properties.

**General:**

- Even though the TRC did not receive architectural drawings of the proposed addition the members felt there was no need for the property owner of 317 Simon St. to return to the TRC unless substantial changes are made to the proposed addition.

**END OF MEETING**

