

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

PHONE 574-936-3614  
FAX 574-936-3017

**TRC MEETING NOTES:**

**DATE: March 26, 2024**

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**AGENDA ITEMS:**

- 9:00 – IMI Plymouth Site Development Plan - Mike Dorsey
- 9:15 - Stone's Second Replat of Lot B - Ralph Booker
- 9:25 - Sharp's Replat of Lot 15 - Ralph Booker
- 9:35 - Yochum's Minor Subdivision - Ralph Booker

**ATTENDANCE:**

See attached Attendance Sheet for 2024-3-26

**MEETING NOTES:**

**IMI Plymouth Site Development Plan:**

**Project Summary:**

- Irving Materials Inc. (IMI) owns and will be mining a portion of their property located on the south-west corner of 11<sup>th</sup> Road and King Road.
- This site is located within the Plymouth 2-mile zoning boundary.
- The mining operation will not take place within the urban area to the north of the property.
- A vegetated elevated berm will be located on the north and east side of the mining operation with a strip of existing trees to remain on the south and west side.
- The mining area will be fenced and gated.

**Planning:**

- Per the developer no signs are needed at the property.
- Hours of operation will be limited to daytime hours therefore no lights will be required.
- A copy of the road maintenance agreement with Marshall County shall be provided to the Plymouth Building Commissioner for the files.
- The driveway into the property from King Road has been previously approved by the Marshall County Highway Superintendent.
- A reclamation plan has been provided as part of their drawing set.

**Emergency Services:**

- Nothing to address at this time.

**Transportation:**

- Nothing to address at this time.

**Utilities:**

- City utilities are not present in this area.
- Only a portable restroom facility may be located at the site.

**Drainage:**

- Storm drainage has been approved by IDEM and the SWPPP has been approved by Marshall County Soil and Water Conservation District.
- Developer to provide a digital copy of the Notice of Intent (NOI) to the Plymouth City Engineers Office.

**General:**

- The start of the berm construction may begin in the next month or two with mining operation possibly beginning near fall of 2024.

**Stone's Second Replat of Lot B:****Project Summary:**

- The replat of the property will divide an approximate 2.4 acre area around the existing home and outbuildings from the remaining 10.53 acre of land.

**Planning:**

- Parcel is zoned Industrial.

**Emergency Services:**

- Nothing to address at this time.

**Transportation:**

- Nothing to address at this time.

**Utilities:**

- Nothing to address at this time.

**Drainage:**

- Nothing to address at this time.

**General:**

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## **Sharp's Replat of Lot 15 - Ralph Booker:**

### **Project Summary:**

- The Sharp's replat adds additional property to existing lot 15. The property being added will start at the Pioneer Drive right-of-way line then west to the right-of-way line of VanVactor Drive by 76' (north to south) as indicated in the provided plat.

### **Planning:**

- Due to the required setbacks the additional 76' does not provide enough property to build a building per zoning requirements.
- There is believed to be a non-access easement located along Pioneer Drive that should be shown on the plat.

### **Emergency Services:**

- Nothing to address at this time.

### **Transportation:**

- Nothing to address at this time.

### **Utilities:**

- Nothing to address at this time.

### **Drainage:**

- Nothing to address at this time.

### **General:**

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## **Yochum's Minor Subdivision:**

### **Project Summary:**

- The plat of the property will divide an approximate 3.42 acre area around the existing home and outbuildings from the remaining 7.79 acre of land.
- Ralph to ensure all signature block needed are on the plat.

### **Planning:**

- The existing home site contains an on-site sanitary septic system and private well.

### **Emergency Services:**

- Nothing to address at this time.

### **Transportation:**

- Nothing to address at this time.

### **Utilities:**

- Nothing to address at this time.

**Drainage:**

- Nothing to address at this time.

**General:**

- Under the Deed of Dedication, the plat needs to reference Marshall County not St. Joseph County.
- Plat should reference road names.

**END OF MEETING**

