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 11th 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

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TRC MEETING ATTENDANCE SHEET:

March 26, 2024

AGENDA ITEMS:

9:00 A.M.

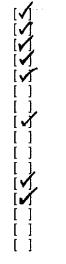
WWTP Meeting Room 900 Oakhill Ave

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: CITY ATTORNEY: CITY ENGINEER: ZONING ADMINISTRATOR: STREET DEPT SUPT: **UTILITY DEPT SUPT:** WATER DEPT AST SUPT: WASTEWATER & SEWER AST SUPT: GIS: **POLICE CHIEF:** FIRE CHIEF: FIRE INSPECTOR: PARK SUPERINTENDENT: PLAN COMMISSION:

Jeff Houin Dan Sellers **Dennis Manuwal** Jim Marguardt Donnie Davidson Mike Vollrath

Chris Marshall Chief Bacon Steve Holm Rod Miller Mike Hite Ralph Booker Doug Feece Fred Webster Mark Gidley



OTHER ATTENDANCE NAME	COMPANY	E-MAIL	
Mike Dorsey	IMI	mike. Dorsey @ irvmat.com	
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