

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

DATE: May 28, 2024

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AGENDA ITEMS:

9:00 – Garden Court, Bayless Street
9:15 - Garber Properties

ATTENDANCE:

See attached Attendance Sheet for 2024-5-28

MEETING NOTES:

Garden Court, Bayless Street:

Project Summary:

- The proposal is to have an 8-acre portion of land on the East side of Bayless Street re-zoned from a R-2 zoning to an R-4 zoning in order to accommodate single and multi-family housing plus a community building.
- Once the area is re-zoned the 8-acres will be annexed into the City.
- The proposal will be for four 8-unit buildings and two 2-unit building containing 36 available units operated by Garden Courts. 8 of the units will be supportive housing and the remaining 28 units will be tax credit housing. The remaining area will be available to construct single family homes.
- The proposed development will be a taxable development.
- The presented design is only preliminary and is subject to change as granting process moves forward.

Planning:

- Current zoning of the area is R-2.
- Sidewalks will be required. See City standards for requirements.

Emergency Services:

- Nothing addressed at this time.

Transportation:

- The proposed site plan presented indicates dead end roadways. Dead end roadway shall be terminated with a cul-de-sac sized according to Plymouth standards.
- All streets shall be constructed to City standards.

Utilities:

- City utilities are present in the area.
- Water utilities shall be designed to eliminate dead ends and shall be sized for future development beyond the current proposed development.

Drainage:

- A Marshall County legal drain tile is located on the east side of the proposed development that will need to be incorporated into the developments design or relocated. Consult the Marshall County Drainage Board for all easements and requirements.
- The development will require drainage and a SWPPP plan.

General:

- Once the site design is finalized the property owner may request the building / home addresses to be assigned.

Garber Properties:**Project Summary:**

- The proposal is to have 10-acres of a 57-acre portion of land on the West side of Pine Road re-zoned in order to construct a manufacturing facility.
- Once the area is re-zoned the 10-acres will be annexed into the City.

Planning:

- More discussion will be required as the design moves forward.

Emergency Services:

- Nothing addressed at this time.

Transportation:

- A commercial driveway permit is required.
- A properly sized culvert with end sections will need to be installed under the proposed driveway.

Utilities:

- City utilities are present in the area. The developer will need to extend the utilities to the proposed site. The utilities will need to be sized for future utility expansion.
- It is recommended the developer have the utilities in the area analyzed.

Drainage:

- The City will require a storm drainage design and an erosion control plan.
- The plat will need to be revised to include the Marshall County legal drain tile (Henry-Kelver) and easements that potentially impact the useable area of the site.

General:

- New addresses will need to be requested and assigned for the new building.

END OF MEETING

