

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: June 11, 2024

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AGENDA ITEMS:

- 9:00 – AK Industries Proposed Improvements
- 9:15 – 1400 N. Oak Dr. Building Addition – Angela Smith, Danch, Harner, & Associates
- 9:30 – Online Permit, Discussion

ATTENDANCE:

See attached Attendance Sheet for 2024-6-11

MEETING NOTES:

AK Industries Proposed Improvements:

Project Summary:

- AK Industries is proposing to add a 20,700 square foot building (230'x90') to the north of the existing building located at 1440 Stanley Drive. The existing smaller structure in this location will be removed.
- Circulation patterns will be re-routed and will include new asphalt drives / parking areas.
- The drainage basin will be enlarged to accommodate the increase in hard surface. The site does not have a storm water outlet therefore the basin will need to be enlarged to accommodate a 24 hour / 100 year storm event.
- The new building will only be used for warehouse storage. No manufacturing will take place.

Planning:

- Current zoning of the area is I - Industrial.
- It was advised the owner of the property re-plat all the adjoining properties into a single property. This re-plat can be signed by the Building Commissioner.
- There needs to be enough parking to accommodate all workers on the largest shift.
- Gravel placed for parking, drives, or travel ways are required to be asphalted within 1-years from the time of placement, per ordinance.
- The site designer will need to refer to the Plymouth Zoning Ordinance for exterior lighting requirements.
- No new signs are being proposed at this site.
- It was mentioned that an 8-foot-tall fence is being proposed surrounding the outdoor storage lot. See the Plymouth Building Commissioner to obtain a fence permits.

Emergency Services:

- Nothing to address at this time.

Transportation:

- The developer will need to find a way to reduce the width of the existing entrance to the property that is located to the south of the existing fire hydrant.
- When placing driveway curbs near the roadway the ends of the curbs shall be tapered to prevent snow plow damage.
- No driveway permits will be needed if no additional driveways will be added.
- Street cut permits can be obtained through the Plymouth Street Department.

Utilities:

- New domestic water and fire service will be needed to the proposed building along with sanitary sewer and electric. Current proposal is for a 2" domestic water service with a 6" fire service.
- A serviceable backflow preventer is required for this site. The backflow preventors will need to be inspected each year by a certified inspector with reports sent to the Plymouth Water Department.
- If production water will be discharged through the sanitary sewer a monitoring manhole will need to be added on the outside of the building.
- All floor drains will need to go through an oil separator prior to entering the City's sanitary sewer system. Floor drains are not to be discharged into the drainage basin.
- The developer will need to provide curbs, ballads or other measures in order to protect the existing fire hydrant adjacent to Stanley Drive from being damaged by truck traffic. The fire hydrant will need to be protected but remain accessible.

Drainage:

- The development will require a drainage plan and a Storm Water Pollution Prevention Plan (SWPPP).
- The existing drainage basin will be enlarged to accommodate the proposed hard surface.
- The outside storage area located near Jim Neu Drive was installed without a drainage plan and will need to be addressed. If future expansion of this area is possible the designer may want to accommodate any future expansion of this area in their design.

General:

- If the new building will be used for production work additional requirements or alterations may be necessary.

1400 N. Oak Dr. Building Addition – Angela Smith:**Project Summary:**

- The owner of the property desires to construct a 30' x 42' building addition on the north side of the existing building.
- The addition will encroach into the front yard setback.
- More parking will be added to the property to accommodate staff and customers.
- Since this is a corner lot there are 2 front yard setbacks.
- No additional signs will be needed.

Planning:

- Current zoning of the area is I - Industrial.
- The current front yard setback in this area is 50'. The proposed addition will encroach 41.5' into the front yard setback and will be constructed within 8.5' of the right-of-way line.
- A variance will be required to construct the addition within the front yard setback. Board of Zoning Appeals (BZA) meet on the 1st Tuesday of each month. Applications to be placed on the BZA agenda need to be placed into the City Office on or before the 15th of the month prior to the BZA meeting.
- Per Plymouth Zoning Ordinance sidewalks are required to be installed along Oak Drive and Pidco Drive unless a variance is obtained. It was advised the sidewalks should connect to the entrance to the building.
- Refer to the Plymouth Zoning Ordinance for landscaping requirements.
- The new parking addition will need to be curbed or will have to include parking bumpers.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Although the Pidco Drive right-of-way width is 70' there is a concern about future expansion or added turn lanes to the roadway and the potential of a building being located so close to the right-of-way.
- No driveway permits will be needed if no additional driveways will be added.
- Street cut permits can be obtained through the Plymouth Street Department.

Utilities:

- The proposed building has been designed over top existing utilities servicing the site. Plans did not indicate if the utilities will be relocated.
- Per meeting comments no new utility services are needed for the proposed addition.

Drainage:

- A drainage plan for the site will be required. Although a Storm Water Pollution Prevention Plan (SWPPP) is not required Best Management Practices (BMP) shall be included on the drainage plan.
- The drainage plan will need to include all the previous hard surface on the site that was added since the drainage ordinance was implemented. See the City Engineer for more information.

General:

- The plans presented at the meeting are very preliminary and the developer / designer will need to return the Technical Review committee (TRC) once the design is more final.

Online Permit, Discussion:

- General discussions took place regarding the online permitting software and additional needs.
- Input from each department is desired to improve usability of the online permitting system.

END OF MEETING

