

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

DATE: August 13, 2024

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AGENDA ITEMS:

- 9:00 – Herb Schaller, 1116 W. Harrison St. (Site Development)
- 9:15 - Dunkin Donuts, 2124 N. Michigan St
- 9:30 - Tom Reed, Property Exchanges

ATTENDANCE:

See attached Attendance Sheet for 2024-8-13

MEETING NOTES:

Herb Schaller, 1116 W. Harrison St. (Site Development):

Project Summary:

- Herb has recently purchased the property at 1116 W. Harrison St. and would like to divide the property into three buildable lots.
- The owner is in the process of obtaining a property survey and would like to install a fence along the west property line soon.

Planning:

- The parcel is currently zoned R-3.
- Lot sizes are to be a minimum of 60'x100' and a minimum of 6,000 square feet.
- Setbacks: Front 20', Rear 15'. The corner lot will have two front yard setbacks.
- The developer will need to go through the minor subdivision approval process. Refer to the Plymouth Building Commissioner for more information.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Any new driveways will require a driveway permit issued by the Street Department. The existing drive off Harrison St. does not require a permit.
- A culvert will need to be placed under each driveway along Flora St. A 12" minimum diameter culvert and end sections are required. Culvert size is subject to current stormwater flow in the area.

Utilities:

- Utility services are available in the area.
- There is a utility easement for an existing sanitary sewer line that bisects the property from West to East that will need to be designed around.
- There is a service connection fee for each new service. The existing single service will be credited.

Drainage:

- A drainage plan will be required for the site if the total hard surface is 4,000 square foot or greater. This includes buildings, sidewalks, driveways or any other non-permeable surfaces.
- Sediment control measures will need to be shown on the drainage plan.

General:

- Refer to the Plymouth Zoning Ordinance for more requirements
https://www.plymouthin.com/egov/documents/1715881511_67911.pdf.

Dunkin Donuts, 2124 N. Michigan St.:**Project Summary:**

- The developer is proposing to construct a Dunkin Donuts restaurant at the former home site of 2124 N. Michigan St.

Planning:

- Parking lot dimensions are needed including parking space sizes. Required spaces are 10'x20' unless a variance is obtained.
- The number of parking spaces should be based on the seating capacity plus spaces for each employee on the largest shift. Refer to the Plymouth Zoning Ordinance for more information.
- The plans will need to address how the parking will be illuminated without casting light onto adjacent properties.
- The number of 4 signs can be displayed on this site. This does not include entrance and exit signs.
- Per the C-3 zoning a pole mounted sign is permitted with a height restricted to 20' tall.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- City water is located near the west side of N. Michigan St. (SR 17). Permits will be required from INDOT to bore within their right-of-way.
- A utility plan is needed to review the water placement on the site.

Drainage:

- Site development is restricted to 70% hard surface unless a variance is obtained.
- The existing home and driveway were factored in as existing hard surface.
- The developer has had a soil survey performed with results being sandy-loam.
- Preliminary undeveloped runoff rate is 0.62 cfs.
- Proposed discharge through a 6" diameter pipe is 1.88 cfs.
- The designer used the hydrograph method to calculate requirements in place of the rational method.

- The City of Plymouth authorizes the connection into the existing storm drains along N. Michigan St. (SR 17).
- The designer is proposing placing a shared use structure between Dunkin and Popeyes and connecting it into the City's storm drain system. The shared use structure and the piping connecting to the City's system will need to remain private.

General:

- Refer to the Plymouth Zoning Ordinance for more requirements
https://www.plymouthin.com/egov/documents/1715881511_67911.pdf.

Tom Read Minor Subdivision:

Project Summary:

- The Read family is in the process of selling the residence and out-buildings at 11821 Plymouth-Goshen Trail. To ensure the new owners do not have problems in the future the Reads want to address some of the parcel line / building conflicts.
- The eastern parcel line will be relocated east to ensure the existing barn is completely located on the parcel and will also meet the side yard setback requirements.
- The southern parcel line will be relocated to the south to ensure the existing barn is completely located on the parcel and will also meet the rear side yard setback requirements.
- The western parcel line will be relocated east to ensure the neighbor's existing shed is completely located on the neighbor's parcel and will meet the side yard setback requirements. The movement of this parcel line will also ensure the neighbor's stone drive is also completely located on the neighbor's property.
- Per the Read's all adjoining neighbors have agreed to the property exchanges.
- Prince Land Surveying has prepared the final plat drawings.

Planning:

- Prince Land Surveying prepared the plat and McKesson Title is preparing the deeds for each of the property.
- The document number on the plat is blank and will need to be filled out prior to being signed by the Plan Commission.
- See the City's Website or the City Office for paperwork required to be placed on the Plan Commission's agenda.
- Plan Commission meets on the first Tuesday of each month at 7:00pm local time. Someone will need to be present at the meeting to represent the agenda item.
- Application deadline to be placed on the Plan Commission's agenda is the 15th of the month prior to the meeting.
- Since the parcels are located outside the City Corporate limits a health department statement needs to be added to 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:

- Refer to the Plymouth Zoning Ordinance for more requirements
https://www.plymouthin.com/egov/documents/1715881511_67911.pdf.

Graber Site, Discussion:**Discussion:**

- The Graber site is located on the south-west corner of the Pioneer Drive and Jim Neu Drive intersection and is just outside the City corporate limits.
- It was suggested the developer attend the next TRC meeting to discuss the project.

END OF MEETING

