

**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  
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**TRC MEETING NOTES:**

**DATE: January 28, 2025**

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**AGENDA ITEMS:**

- 9:00 – Neidlinger Farms Housing Project - Mike Delp
- 9:20 - Menominee Heights As-Builts - Burke Richeson
- 9:40 - Lots A-C in Neidlinger Park Habitat Addition
- 10:00 - Hoosier Plant Addition

**ATTENDANCE:**

See attached Attendance Sheet for 2025-1-28

**MEETING NOTES:**

**Neidlinger Farms Housing Project:**

**Project Summary:**

- The landowner, Habitat for Humanity, is interested in re-plating the currently vacant lots and right-of-way areas near the east side of the Neidlinger Park subdivision to optimize the land usage to create additional buildable residential lots.
- Lots to be 60' in width unless future Plymouth Zoning Ordinance changes reduce the minimum lot width.
- Homes placed on the reconfigured lots will not be the traditionally built Habitat Homes, but most likely contractor built.
- The owner will need to vacate any right-of-way that is no longer necessary, reconfigure a new alley right-of-way and provide utility easements when necessary.
- Exchange of property will take place with the property to the east, New Song Community Church, to clean up the parcel lines between each property.
- The owner/developer will extend and complete Dora Lane to a future Berkley Street extension.
- The Dora Lane extension will match the existing street including the installation of street lighting. Water and storm sewer extensions will also be extended as necessary to serve the area.
- The owner / developer would like for the City to extend Berkley Street to meet the Dora Lane extension.

**Planning:**

- The replat of the area will not alter the current zoning of R-3.
- The owner / developer will need to go through the major subdivision re-plat proceedings.

- Minimum lot width for R-3 zoning per the current zoning ordinance is 60' although this may be changing soon.
- The rear and side yard setbacks are 5' minimum.
- If a street facing garage is constructed on a lot the face of the garage must set 25' from the back edge of the sidewalk to eliminate the possibility of a vehicle parked within the driveway from blocking the sidewalk.
- If Berkley Street is extended east past the proposed extension of Dora Lane a cul-de-sac may be necessary depending on the length of the dead-end street.

**Emergency Services:**

- Nothing currently until more design details are presented.

**Transportation:**

- When alleyways are designed, larger radius are needed for better city truck navigation.
- The owner/developer is responsible for extending sidewalks as lots develop.
- The owner/developer has agreed to continue the Dora Lane Street lighting within the street extension area.

**Utilities:**

- The sanitary sewer infrastructure is already in place although individual service taps may need to be added to accommodate additional lots. Prior installation may be necessary before Dora Lane is extended.
- The owner/developer will be responsible for extending the water main to Berkley Street along with installing the required fire hydrants and service taps for each property.
- Storm drainage along the extended section of Dora Lane will need to be evaluated and additional inlets and piping added, if necessary, by the owner/developer.

**Drainage:**

- No additional drainage basins are necessary provided the extended storm drainage system is connected into the existing storm drainage system.

**General:**

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**Menominee Heights As-Builts:**

**Project Summary:**

- Burke Richeson presented the Menominee Heights Phase 2 buildout along with as-built drawings, infrastructure quantities and infrastructure costs for dedication to the City.

**Planning:**

- Nothing currently.

**Emergency Services:**

- Nothing currently.

### **Transportation:**

- There were concerns about the street lighting and the use of solar powered coach lighting. Burke informed the members the covenants will require the homeowner to replace the solar coach lighting if for any reason they quit working.
- The walks, roadways and signage all look good.

### **Utilities:**

- Utilities that fall outside a dedicated right-of-way need to be placed within a private easement to allow for future maintenance.
- The sanitary sewer section from Chestnut Circle to Nutmeg Road will need to be dedicated to the city along with an easement for future maintenance.
- The water infrastructure all the way to Nutmeg Rd. needs to be dedicated.
- Utility to supply updated mapping to show the areas to be dedicated.

### **Drainage:**

- There are some minor plan changes that need to be corrected on the storm sewer as-built plans that will need to be addressed prior to the acceptance of the storm sewer system.
- Only the storm sewer system that is located within the dedicated right-of-way or dedicated easement will be accepted. Storm sewer infrastructure, including the drainage basin, that is outside a dedicated right-of-way or easement will remain private but should be located within an easement for future maintenance.

### **General:**

- It does not appear Phase 1 of the Menominee Heights was dedicated therefore Burke and his team will incorporate the phase 1 infrastructure and quantities into the request for dedication.

### **Lots A-C in Neidlinger Park Habitat Addition:**

#### **Project Summary:**

- Ariel Hagan with Allen Edwin Homes was present at the meeting to present proposed homes with front facing garages along the north side of Illinois Street on lots A-C.
- The proposed homes will be 2-story 4-bedroom homes over a full basement.

#### **Planning:**

- Typical homes within the center section of the Neidlinger Development do not have street facing garages and only access garages off the alleyway at the rear of the home.
- A street facing garage must provide a 25' distance from the face of the garage to the back edge of the sidewalk to eliminate the possibility of a vehicle parked in the driveway from blocking the sidewalk.
- Due to the setback requirement and the parking distance between the garage and the sidewalk a street facing home may not be possible for Lot A. Allen Edwin Homes will look at their available home plans to see if they have a home that will meet all the requirements for Lot A.
- If driveways are placed off an alleyway the design of the driveway shall accommodate any parked vehicle without blocking the alleyway.

#### **Emergency Services:**

- Nothing currently.

**Transportation:**

- Street facing garages and driveway are required to obtain a driveway permit through the Street Department.
- Driveways may need to alter and transition the existing curb/gutter section along the roadway.
- 5-Foot-wide sidewalks are required along all roadways adjacent to the property.
- Sidewalks will need to meet ADA standards, this includes the area of sidewalk that transition and crosses the driveways.

**Utilities:**

- Per the developer sanitary sewer and electrical service will be supplied from the alleyway.
- Water service for each lot will be installed by the City, nominal water connection fees will apply, from the watermain to the developed property line.

**Drainage:**

- Allen Edwin Homes and/or their contractors need to do a better job maintaining their erosion control measures for each lot. The contractor / developer needs to keep erosion and sediment from leaving the property or tracking on the roadway.

**General:**

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**Hoosier Plant Addition:****Project Summary:**

- Hoosier Tire will be adding an addition to the south side of their building located at 2307 Pidco Drive. The addition will be 42' wide by 37' long by 20' tall. The building will be used for research and development.
- There will be an overhead door and a walk door located on the east side of the addition.

**Planning:**

- There is a nearby Marshall County regulated ditch. No construction or land disturbance can take place within 75 feet from the top of the ditch bank without Marshall County Drainage Board approval.
- The area to the south of your proposed expansion contains wetlands. It is advised to have the wetlands delineated to ensure the contractor and/or owner stay away from the area.
- The proposed expansion will be built across a property line. Either all parcels need to be combined, or something needs to be recorded with the deed indicating all parcels will be combined in the event additional additions are made or the property is sold.

**Emergency Services:**

- The drive around the south side of the building will need to be re-constructed around the expansion to allow firetruck access.
- Per the representatives present the existing fire suppression system will be extended into the expanded area.

**Transportation:**

- Nothing to address currently.

**Utilities:**

- Nothing to address currently.

**Drainage:**

- A drainage design for the expansion is not necessary unless the expansion and the relocated drive exceed 4,000 square feet of additional hard surface. Erosion control measures will need to be implemented to prevent sediment from entering the nearby regulated drain and/or wetland area.

**General:**

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**END OF MEETING**

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**TRC MEETING ATTENDANCE SHEET:**

**January 28, 2025**

**AGENDA ITEMS:**

**WWTP Meeting Room**

**9:00 A.M.**

**900 Oakhill Ave**

9:00 – Neidlinger Farms Housing Project - Mike Delp  
 9:20 - Menominee Heights As-Builts - Burke Richeson  
 9:40 - Lots A-C in Neidlinger Park Habitat Addition  
 10:00 - Hoosier Plant Addition

**ATTENDANCE:**

CITY ATTORNEY:	Jeff Houin	[ ✓ ]
CITY ENGINEER:	Dan Sellers	[ ✓ ]
ZONING ADMINISTRATOR:	Dennis Manuwal	[ ✓ ]
STREET DEPT SUPT:	Jim Marquardt	[ ✓ ]
UTILITY DEPT SUPT:	Donnie Davidson	[ ✓ ]
WATER DEPT AST SUPT:	Mike Vollrath	[ ]
WASTEWATER & SEWER AST SUPT:		[ ]
GIS:	Chris Marshall	[ ✓ ]
POLICE CHIEF:	John Weir	[ ]
FIRE CHIEF:	Steve Holm	[ ]
FIRE INSPECTOR:	Rod Miller	[ ✓ ]
PARK SUPERINTENDENT:	Mike Hite	[ ]
PLAN DIRECTOR:	Ty Adley	[ ✓ ]
	Doug Feece	[ ]
	Fred Webster	[ ✓ ]
	Mark Gidley	[ ]

OTHER ATTENDANCE NAME	COMPANY	E-MAIL
Ariel Hagan	Allen Edwin Homes	ahagan@allenedwin.com
Mike Delp	Habitat	mdelp1954@gmail.com
Riley GANSHORN	HOOSIER RACING TIRE	rganshorn@hoosiertire.com
Scott Johnson	Hoosier Racing Tire	scott.johnson@hoosiertire.com
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