

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

DATE: February 25, 2025

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AGENDA ITEMS:

9:00 – Dunkin Donuts, Updated Plans

ATTENDANCE:

See attached Attendance Sheet for 2025-2-25

MEETING NOTES:

Dunkin Donuts, Updated Plans:

Project Summary:

- The developer is proposing to construct a Dunkin Donuts restaurant at the former home site of 2124 N. Michigan St.
- This project was previously brought before the TRC on August 13, 2024 and due to various changes to the plans they have come back to the TRC for review.

Planning:

- This site is zoned C-3 and is within a Neighborhood Commercial Overlay District therefore will require a special use variance for a restaurant.
- All tap, drainage and erosion control fees will need to be paid prior to a building permit being issued.
- The city has received a State design release but has not receive a full set of design and/or architectural drawings. Please send a full set to Dennis Manuwal (bldgcomm@plymouthin.com).
- The developer needs to make sure there has been an easement established for the private access area.
- The permit applicant needs to list the contractors that will be working on the project. The general contractor and all sub-contractors will need to be registered with the City.
- The developer should add a small sidewalk on the north side of the building to service customers that are parked and waiting for pickup.
- Parking space sizes are 10'x20' unless a variance is obtained with 90-degree spaces requiring a 25' aisleway behind spaces.
- Parking spaces should be based on seating capacity plus one space for each employee on the largest shift.
- Parking lighting shall be 90-degree cutoff and shall not cast light onto adjacent properties.
- The number of signs permitted for this site is 4 excluding entrance / exit signs.
- A pole mounted sign is restricted to 20' in height.

- The site is restricted to 70% hard surface coverage unless a variance is obtained.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- The proposed water service will utilize a 1-1/2" diameter connection. Tap fees will need to be paid prior to a building permit being issued.
- The water service is required to have a backflow device installed. The backflow device shall be inspected once per year by a certified inspector with reports provided to the Water Department.
- The private sanitary sewer service connection from the new structure will be connected into a new manhole / sanitary sewer main installed by the developer and dedicated to the city.
- The private sanitary sewer service must be installed with a locate wire from the building to the manhole.
- It is unknown if a fire suppression system required.
- A 1,000-gallon grease trap is required for development. The grease trap will need to be installed on the exterior of the building.

Drainage:

- Due to the small nature of the site and the potential large amount of land disturbance the design plans need to display where erosion best management control measures will be placed to prevent sediment from leaving the site. The plan should also contain a statement indicating any sediment that does leave the site will be promptly cleaned up prior to the end of the workday.
- The designer shall review all sanitary / storm crossings to ensure is proper clearance between piping.

General:

- Remove any reference on the plans to the Town of Culver.

END OF MEETING

