

**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:** September 27, 2022

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**AGENDA ITEMS:**

9:00 PIDCO - Don Wendel

9:15 Carl Stockberger - Minor Subdivision

**ATTENDANCE:**

See attached Attendance Sheet for 2022-09-27

**MEETING NOTES:**

**PIDCO – Don Wendel:**

**Project Summary:**

- PIDCO is interested in platting phase two of the Pine Road Industrial Subdivision located West of Pioneer Drive.
- The plat will consist of two lots, Lot 1 and Lot 2, divided by a 70' wide right-of-way that is to be dedicated to the City of Plymouth.
- At this time no utility or street extensions are planned.

**Planning:**

- The parcels are currently zoned I-Industrial and will continue to be zoned I-Industrial once platted.
- The parcels are located within a wellhead protected area (WP) overlay zoning district that has limits of what can be built within this area. Refer to the Plymouth Zoning Ordinance for more information.
- The Plat needs to be revised to include signature areas for the Plan Commission President and Secretary.
- Title block of the Plat has the incorrect name of the project.
- An application to be placed on the Plan Commission meeting agenda needs to be turned into the City Office on or before October 14th in order to be placed on the November 1st Plan Commission agenda.
- The dedication of the right-of-way to the City of Plymouth will need to be taken before the Plymouth Board of Works and Safety.

**Emergency Services:**

- Nothing was addressed.

**Transportation:**

- VS Engineering will be looking into the roadway design.
- Who will pay for the roadway construction?

**Utilities:**

- A water main is located on the south side of the proposed road right-of-way.

**Drainage:**

- Drainage will need to be addressed on each lot when the lot is developed.
- During the design of the roadway drainage and the stormwater conveyance systems will need to be addressed.

**General:**

- None

**Carl Stockberger - Minor Subdivision:****Project Summary:**

- Mr. Stockberger is interested in dividing the existing 9.9 acre parcel that is located to the south of the Family Express gas station located at 1351 S. Michigan St. into two lots.

**Planning:**

- The parcel is zoned R-2 and is within a Neighborhood Commercial (NC) overlay zoning. Refer to the Plymouth Zoning Ordinance for more information.
- The proposed minor subdivision will need to be re-platted and brought before the Plymouth Board of Zoning Appeals (BZA) for a variance due to the proposed lot widths will not meet the zoning ordinance.
- Applications to be placed on the agenda for the Plan Commission meeting needs to be turned into the City Office on or before October 14th in order to be placed on the November 1st Plan Commission agenda.
- To be placed on the Board of Zoning Appeals (BZA) meeting agenda applications are due on or before November 15th in order to be placed on the December 6th agenda.
- Due to S. Michigan St. being classified as a Principal Arterial the front yard setback is 60', side yard setback is 10', and the rear yard setback is 20'.

**Emergency Services:**

- Nothing addressed.

**Transportation:**

- The existing entrance/exit south of the Family Express gas station may be utilized for access.

**Utilities:**

- Sanitary sewer and water are available along S. Michigan St. and Sanitary sewer is available at the end of Holloway Drive. (Utility Map Provided)

**Drainage:**

- Any new development will need to submit Drainage and Storm Water Pollution Prevention Plans (SWPPP) to the City of Plymouth for approval.
- A Marshall County regulated tile crosses the parcels from South to North.
- Previous plans in this area indicated the presence of a wetland. Mr. Stockberger and any potential buyers will need to be aware of the potential wetland within this area.
- If the existing entrance/exit south of the Family Express gas station is used or extended the drainage basin located at the end of the entrance/exit will need to be relocated.
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**General:**

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**END OF MEETING**

PHONE 574-936-3614  
FAX 574-936-3017

DATE: September 27, 2022

**WWTP Meeting Room**

**900 Oakhill Ave**

9:15 Carl Stockberger - Minor Subdivision

<b>CITY ATTORNEY:</b>	Sean Surrisi	[ ✓ ]
<b>CITY ENGINEER:</b>		[ ]
<b>ZONING ADMINISTRATOR:</b>	Keith Hammonds	[ ✓ ]
<b>STREET DEPT SUPT:</b>	Jim Marquardt	[ ✓ ]
<b>UTILITY DEPT SUPT:</b>	Donnie Davidson	[ ✓ ]
<b>WATER DEPT AST SUPT:</b>	Mike Vollrath	[ ]
<b>WASTEWATER &amp; SEWER AST SUPT:</b>	Larry Hatcher	[ ]
<b>GIS:</b>	Chris Marshall	[ ✓ ]
<b>POLICE CHIEF:</b>	Chief Bacon	[ ]
<b>FIRE CHIEF:</b>	Steve Holm	[ ]
<b>FIRE INSPECTOR:</b>	Rod Miller	[ ]
<b>PLAN COMMISSION:</b>	Ralph Booker	[ ✓ ]
	Doug Feece	[ ]
	Fred Webster	[ ✓ ]
	Mark Gidley	[ ]

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