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: November 22, 2022

AGENDA ITEMS:

9:00 Faulstitch Minor Subdivision – Ralph Booker 9:15 Joe Adams Minor Subdivision - Discussion

ATTENDANCE:

See attached Attendance Sheet for 2022-11-22

MEETING NOTES:

Faulstitch Minor Subdivision:

Project Summary:

- Mark and Joyce Faulstich wish to build a home on a portion of their property for their son and his family.
- The divided piece of property will have a width of 168.5 feet by 600 feet.
- A variance from development standards has already been obtained for the reduction of lot width and the relief from the 1:3 width to depth lot ratio.
- A driveway permit has also been obtained from INDOT.

Planning:

 All variances are in place with nothing preventing the ability to proceed to the Plan Commission.

Emergency Services:

Nothing to address.

Transportation:

Nothing to address.

Utilities:

Nothing to address.

Drainage:

Nothing to address.

General:

None

Joe Adams Minor Subdivision - Discussion:

Project Summary:

- Joseph & Patricia Adams are interested in subdividing a portion of their property along the southern edge in order for their daughter and her family to construct a home.
- Access to the lot will be off a private drive owned by the neighbor to the south. The neighbor has already agreed to this.
- The new home will have its own on-site septic system and its own on-site water well.

Planning:

- A variance is needed to reduce the lot width from the required 210 feet to 100 feet. Variances are obtained through the Plymouth Board of Zoning Appeals (BZA). The BZA meets on the first Tuesday of each month at 7:30 pm. To be placed on the agenda applications can be obtained from the Plymouth City Office. Filled out application needs to be returned to the City Office on or before the 15th of the month prior to the BZA meeting.
- With a favorable approval from the BZA a surveyor will need to prepare a minor subdivision plat to present to the Plan Commission.
- It was advised to obtain BZA approvals prior to hiring a surveyor to prepare a plat.
- Accessing the property from the privately owned drive to the south needs to be part of the deed. It was advised to also have the deed of the driveway owner modified to include the ingress / egress easement on their deed as well.
- Zoning indicates there is a 20' rear yard setback and a 10' side yard setback with a 35' height restriction.
- There are setbacks required between septic systems and wells on the same property as well as neighboring properties. Contact the Marshall Count Health Department for more information.

Emergency Services:

Nothing to address.

Transportation:

Nothing to address.

Utilities:

Nothing to address.

Drainage:

Nothing to address.

General:

None

END OF MEETING

DEPARTMENT OF ENGINEERING

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TRC MEETING ATTENDANCE SHEET: DATE: November 22, 2022			
AGENDA ITEMS:		WWTP Meeting Room	
9:00 A.M.		900 Oakhill Ave	
9:00 Faulstitch Minor Subdivi 9:15 Joe Adams Minor Subdi			
ATTENDANCE: CITY ATTORNEY: CITY ENGINEER: ZONING ADMINISTRATOR: STREET DEPT SUPT: UTILITY DEPT SUPT: WATER DEPT AST SUPT: WASTEWATER & SEWER AST GIS: POLICE CHIEF: FIRE CHIEF: FIRE INSPECTOR: PLAN COMMISSION:	Sean Surrisi Keith Hammonds Jim Marquardt Donnie Davidsor Mike Vollrath T SUPT: Larry Hatcher Chris Marshall Chief Bacon Steve Holm Rod Miller Ralph Booker Doug Feece Fred Webster Mark Gidley	i √ i∕.	
OTHER ATTENDANCE: NAME	COMPANY	E-MAIL	
Katherine Foust		Katherineadams 020	notmail.co
Joe Adams		Katherineadams 020 Jeadams 1948 @ gmail.	com
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