

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: December 13, 2022

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AGENDA ITEMS:

9:00 Dunkin' Restaurant, Plymouth – Kalpesh Patel

9:15 Lot 40 Development – Mike West, Allen Edwin Homes

ATTENDANCE:

See attached Attendance Sheet for 2022-12-13

MEETING NOTES:

Dunkin' Restaurant, Plymouth:

Project Summary:

- The developers intend on purchasing the parcel located at 2124 N. Michigan St. and a portion of the lot to the north to achieve 120' of lot frontage to construct a restaurant.
- The purchase of the property located at 2124 N. Michigan St. is time sensitive.
- Actual building size has not been determined but should not exceed 3,000 square feet.
- The building will contain indoor seating and a drive thru.
- Proposed access to the property will be directly off of N. Michigan St.
- No cooking is done within the building.

Planning:

- There was discussion about the developer purchasing the southern half of the vacant property to the north to create a building lot that is 120' in width. If the developer chooses to combined the property at 2124 N. Michigan St. with half the vacant lot to the north the two properties could be platted into a single lot.
- The minimum lot width in C-3 zoning is 150'. Since the proposed lot will be less than the minimum lot width a variance is required.
- A replat requires a surveyor to prepare the plat then have it presented to the Plymouth Plan Commission for their approval. The Plymouth Plan Commission meets on the 1st Tuesday of each month at 7:00pm Eastern Time. Applications along with plans need to be submitted to the Plymouth City Office located at 124 N. Michigan St. on or before the 15th of the month prior to the meeting in order to be placed on the agenda. If the 15th falls on a weekend plans are due on the Friday prior to the 15th.

- The proposed parking area should have a green space that equals 130 square foot or greater. Discussion took place about the area to the east of the proposed dumpster location may be a good location for this.
- Refer to the Plymouth Zoning Ordinance for information on exterior signs and exterior landscaping requirement.

https://www.plymouthin.com/egov/documents/1632944980_25892.pdf

Emergency Services:

- A fire truck needs to be able to access and navigate the property.

Transportation:

- The proposed drawing indicates the access to the property will be directly off of N. Michigan St. Currently there is not a driveway approach from N. Michigan St. With N. Michigan St. being an INDOT controlled roadway it would be wise to contact INDOT to ensure a driveway would be allowed in this location.
- If a new driveway approach is not permitted and the entrance / exit to the property will be through the private access roadway there needs to be an agreement with the adjacent property owners regarding access, care and maintenance of the private access roadway.

Utilities:

- Developer indicated the water service for the new development will potentially need to be 1" in diameter or less. Water supply sizing will be determined as the plans progress.
- The residential home existing sanitary lateral will be utilized if possible once the developer inspects the lateral.
- A grease trap is required for this development and is recommended to be placed outside the building.

Drainage:

- An on-site stormwater collection system will need to be designed for a 24 hour / 100-year critical storm event that can discharge into the nearby City storm sewer system provided the outlet is controlled.
- Refer to the Stormwater Management section for more information.

<https://www.plymouthin.com/departments/index.php?structureid=39>

General:

- None

Lot 40 Development – Mike West, Allen Edwin Homes:

Project Summary:

- The developer, Allen Edwin Homes, is interested in placing 3 single family homes on Lot 40 of the Riverside Meadows Planned Unit Development, Section One.
- The homes will be two story, three bedroom, two bath homes available for rent.

- Access to the detached garages will be from the adjacent alleyway.

Planning:

- Per the provide plat there is a non-access easement along Baker St.
- It was recommended to amend Lot 40 of the Riverside Meadows Planned Unit Development to allow the three rental homes to be placed on the lot. The amendment would go before the Plymouth Plan Commission for their approval. The Plymouth Plan Commission meets on the 1st Tuesday of each month at 7:00pm Eastern Time. Applications along with plans need to be submitted to the Plymouth City Office located at 124 N. Michigan St. on or before the 15th of the month prior to the meeting in order to be placed on the agenda. If the 15th falls on a weekend plans are due on the Friday prior to the 15th. Contact Ralph Booker for more information.

Emergency Services:

- Nothing to address.

Transportation:

- A brief discussion took place regarding the potential of parking on the nearby streets that were not originally designed to accommodate on-street parking.
- Underground street lighting electric is located in the alleyway.
- Utility connections that require the street to be cut require a permit. Street cut permits are \$500 plus material.

Utilities:

- Individual water and sanitary connections are required.
- There is a single sanitary sewer lateral stub located within the lot.

Drainage:

- An on-site stormwater collection system will need to be designed for a 24 hour / 100-year critical storm event that can discharge into the nearby City storm sewer system provided the outlet is controlled.
- Refer to the Stormwater Management section for more information.
<https://www.plymouthin.com/departments/index.php?structureid=39>

General:

- None

END OF MEETING

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

DATE: December 13, 2022

WWTP Meeting Room

900 Oakhill Ave

9:15 Lot 40 Development – Mike West, Allen Edwin Homes

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