

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
900 OAKHILL AVENUE - P.O. BOX 492
PLYMOUTH, IN 46563

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TRC MEETING NOTES:

DATE: January 24, 2024

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AGENDA ITEMS:

9:00 Neidlinger Park 1st Section (Changes) – Mike Delp

ATTENDANCE:

See attached Attendance Sheet for 2023-1-24

MEETING NOTES:

Neidlinger Park 1st Section (Changes):

Project Summary:

- Developers intend on alter their mid-1990's PUD to better serve the area by increasing the number of residential lots.
- Currently a home builder is interested in constructing homes on the available residential lots.
- Potential changes include (Provided by the Developer):
 1. Change zoning to residential for lots #30, #37, #38, #39, #40 and "park" designation corner of Berkley/Dora Lane
 2. Vacate New York Street and Hoover Street and alley between lots #38 and #39.
 3. Make as many residential lots as city would allow us with #38, #39, #40, park and vacated New York Street.
 4. Maybe sell 5'-10' of lot #37 to lot #36 homeowner
 5. Change Illinois Street to an alley
 6. Buy small parcels of land from New Song Church to use to keep new alley straight
 7. Dedicate Park area to city at Wilson Circle/Illinois Street
 8. City to extend Berkley Street to the east to new alley proposal

Planning:

- New residential lots need to be a minimum of 60 feet in width and contain a minimum of 6,000 square foot unless a variance is obtained.

Emergency Services:

- With parking on both sides of Dora Lane emergency access becomes challenging. Additional conversations will be required to resolve the access bottleneck in the roadway.

Transportation:

- Any proposed roadways that are constructed with the intent of being dedicated to the City will need to be constructed to City standards.
- When Dora Lane is extended south the nearby business that is currently using the Dora Lane and nearby streets for parking will have to park elsewhere.
- Street lighting is located along Dora Lane and will need to be extended when Dora Lane is extended.

Utilities:

- Sanitary sewers have previously been installed within the area and may need to be altered, by the developer, to provide connections to newly formed, or altered, lots.
- The City water supply along Dora Lane will need to be looped into the water supply along Berkely Street.
- The developer will need to refer to the original Storm Sewer layout to determine where additional storm sewer system needs to be placed.

Drainage:

- Refer to the original PUD to determine the stormwater elements that still need to be installed.

General:

- A discussion took place regarding the dedication of land between Illinois Street and Wilson Circle to the City to be used as a park. The discussion centered around what the City could do with the area and how it would benefit the neighborhood.
- The developer will engage a designer to layout their proposal and will return to the TRC for additional discussions.

END OF MEETING

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900 Oakhill Ave

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