

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
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TRC MEETING NOTES:

DATE: April 25, 2023

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AGENDA ITEMS:

9:00 – Water Street Townhomes – Kevin Berger, Brent Martin

9:20 – General Discussion, Duplex reverting to a single-family residence – Dennis Manuwal

ATTENDANCE:

See attached Attendance Sheet for 2023-4-25

MEETING NOTES:

Water Street Townhomes – Kevin Berger, Brent Martin:

Project Summary:

- The developer has partnered with the City to develop the existing City parking lot located on the north-west corner of E. Garro St. and Water St.
- The development will contain a combination of residential townhomes and a commercial space, no garages are planned.
- The townhomes will front Water St. and the commercial space will front E. Garro St. and will contain two apartments above the commercial space.
- The building containing the townhomes is currently being proposed to be platted on a separate parcel then the parking. The parking is being proposed to be City owned and will contain a combination of development parking and City parking.
- Portions of the funding for the project is through a grant money with City contributions.
- Each unit has the ability to be split off from the rest of the development in the future.

Planning:

- The parcel zoning is C-2 and is also part of a Downtown Neighborhood Overlay District.
- The development will be classified as mixed use.
- Two parking spaces are required per residential unit.
- The developed area currently contains several parcels and should be re-platted through the Plan Commission.
- The Plymouth Plan Commission meets on the first Tuesday of the month in the City Council chambers. Applications to be placed on the Plan Commission agenda are due on the 15th of the month prior to the meeting. If the 15th on the month falls on a weekend the application is due on the Friday prior to the 15th.

- Refer to the Plymouth Zoning Ordinance for landscaping requirements unless a variance is obtained.
- If a variance from the Board of Zoning Appeals (BZA) is required the BZA meets on the first Tuesday of the month in the City Council chambers. Applications to be placed on the BZA agenda are due on the 15th of the month prior to the meeting. If the 15th on the month falls on a weekend the application is due on the Friday prior to the 15th.
- Exterior and parking lot lighting need to be 90-degree cutoff and designed so no more than 1-footcandle crosses the property line. Refer to the Plymouth Zoning Ordinance for parking light lighting requirements.
- The plan set also needs to include a landscape plan.

Emergency Services:

- Emergency access to the property will be very limited and is not ideal.

Transportation:

- The parking needs to comply with Plymouth Zoning Ordinance. Reducing the parking space size or isle widths are not desired.
- Maintenance of the sidewalk and lawn area between the development and the roadway will be the responsibility of the developer.
- If a tree is removed the Plymouth Tree Committee will typically require the removed tree be replaced.

Utilities:

- City water service will be tapped off the main located along Water St. Tap fees for each water service tap is material cost plus labor but the minimum is \$1,000. Credit will be given for the existing home the developer will be removing although it is recommended a new service be installed.
- Meter pits will be located within the grass area between the roadway and sidewalk.
- Sanitary sewer connection fees will be \$1,715 per unit. Credit will be given for the existing home the developer will be removing.
- Sanitary sewer connection material shall be SDR 35 with a locate wire.
- If a food service prep business will be located in the commercial portion of the development a grease trap is required and is to be located on the outside of the building. The grease trap must be 1,000 gallons.
- A backflow preventor shall be installed on the water service for the commercial portion of the building.

Drainage:

- Currently the stormwater from the entire curbed parking lot, except for the entrance, drains to and is collected in the south-east corner of the parking lot and is release through a controlled outlet.
- If the developer is eliminating the existing stormwater collection system, then the developer must address the stormwater from the existing hard surface area plus any additional hard surface that is added to the site.

- There is a concern about the stormwater from the buildings that face N. Michigan St. entering the parking lot and potentially overloading the stormwater system.
- There was a question in regards to who will own and maintain the stormwater collection system.
- The drainage for the site needs to be designed based on a 24 hour / 100-year storm event with a release not to exceed current release rate. Please see www.plymouthin.com for more information.

General:

- Ground penetrating radar indicated various areas of debris are located beneath the surface

General Discussion, Duplex reverting to a single-family residence:

- General discussions took place with additional research needed.

END OF MEETING

