

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

Philip R. 'Rick' Gaul, P.E.  
City Engineer

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

**TRC MEETING NOTES:**

**DATE:** February 19, 2019

=====

**AGENDA ITEMS:**

West Monroe Subdivide (PC-19-006) - (Plan Commission # PC 2019-02)  
Unknown Subdivision – Ralph Booker  
Water Street Townhouses, Preliminary Meeting (PC-19-007)  
Right of Way Work – Underground & Pole Items (PW-17-029)

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**ATTENDANCE:**

See attached Attendance Sheet for 2019-02-19

**MEETING NOTES:**

**824 West Monroe Subdivide**

**Project Summary:**

Shawn McLochlin, owner of the property at 824 West Monroe Street, is wanting to subdivide his property into two parcels. After the subdivide the existing garage will be located on Lot A and the existing home will be located on Lot B.

**Planning:**

- No indication was made on the replat application as to why a divide of the property was desired or any future uses of the property.
- Ralph was provided review notes from the Marshall County Surveyor to have incorporated into the Replat.
- Each parcel is required to have two off street parking places. The parking for each parcel is to be located within each parcels property lines and is not to be located within the City's Right-of-Way.
- If the garage is to be converted into a residence it will need to be renovated to meet all the current codes and receive an occupancy permit.
- The newly divided lots will meet the current 6,000 square foot requirements but will not meet the 1:3 width to depth requirements.

**Transportation:**

- The streets adjacent to the property (West Monroe & North Fifth) are too narrow to accommodate on street parking.
- Any new driveways will require a driveway permit.

**Utilities:**

- City utilities are currently provided to the existing residence but are not provided to the existing garage.
- Any new home construction on Lot A will require new water and sanitary sewer connections and fees.

**Drainage:**

- Nothing addressed.

**General:**

- 

**Unknown Subdivision – Ralph Booker**

(Non-agenda item introduced at the meeting)

**Project Summary:**

During the TRC meeting Ralph presented a one parcel split that was not on the agenda. The parcel is located just outside the corporate limit line but falls within the 2-mile jurisdiction. The parcel is 11.16 acres and is located at 15101 9<sup>th</sup> road. The owner is proposing to split off the Western portion of the property that contains a wetland area.

**Planning:**

- The split will need to go through the subdivision process.
- Ralph indicated the split will meet all the requirements.
- It is unknown if the western parcel will be developed.

**Transportation:**

- Nothing to address

**Utility:**

- The parcel falls outside the corporate limits and does not contain any public utilities.

**Drainage:**

- Nothing to address.

**General Notes:**

- A question was asked if the parcel to the west was able to sustain an onsite septic system if the parcel were to be developed.

**Water Street Town Houses:**

(Friday's addition to the agenda)

**Project Summary:**

Habitat for Humanity along with Brent Martin presented a proposal to construct 4 town houses along Water Street on property owned by the City of Plymouth. The

development will consist of 2 buildings with two 1,300 square foot houses within each building. Habitat will not be constructing the town houses with sweat equity like they have done in the past but will be selecting the tenants that will reside in the houses once complete. Habitat is hoping to apply for, and receive, a housing grant from Indiana to help offset the approximately \$150,000 construction cost. The grant requires a 25% local match.

**Planning:**

- The Building Commissioner was not present at the meeting and must be consulted in all matters related to the buildings, fire separation, setbacks, green spaces, etc.
- Habitat for Humanity along with Brent Martin are hoping to present their plans to the Board of Public Works and Safety at a meeting in the future regarding the property.
- The Board of Works and Safety will need to agree to the gifting of the City owned property.
- Per the 2011 FEMA maps the area of the proposed town houses falls within the floodplain.
- Territorial Engineering established a base flood elevation at the site.
- It was suggested that Habitat and/or Brent Martin apply for a Letter of Map Amendment (LOMA) through the DNR.
- The building could be constructed on a trench footing to allow the existing asphalt to remain within the crawl space of each building.
- The developer is planning on bricking all sides of the building except for the wall faces between the buildings.
- The developer will need to obtain a variance of use.
- A variance will be needed due to the reduced lot size and setbacks.
- The development will not meet the lot width to depth ratio therefore will also require a variance.
- The developer will need to have the area re-platted.

**Transportation:**

- Per the handout provided it appears the developer will be removing the center driveway of the parking lot and replacing the curb and sidewalk across the width of the development.
- Brent Martin indicated the town houses will eliminate 44 parking spaces (per the MACOG report there are 67 unused spaces). There may be additional spaces eliminated due to the public access spaces proposed.
- Two City parking lot light poles are within the area of the development and will need to be relocated.

**Utilities:**

- The water service main is located within the Water Street Right-of-Way.
- A single water meter pit will be installed per building.

- The Sanitary Sewer main is located to the north of the proposed development.
- See the Utility Superintendent for more information on utility tap fees.

**Drainage:**

- The proposed development will take place over existing hard asphalt therefore there will be no new requirements for drainage detention.
- Storm water runoff shall be designed to sheet flow towards the river and away from any adjacent buildings.

**General Notes:**

- The existing parking/driveway area located to the North and North-West of the development currently sheet drains towards the development.

**Right of Way Work - Underground & Pole Items**

A preliminary set of specifications were presented to the TRC members for review. Members are to review the specifications and email all comments, corrections or additions to Rick Gaul by February 27, 2019 so they may be incorporated into the final set of specifications.

**END OF MEETING**

[illegible]

PC 2019-02

SUBDIVISION REPLAT APPLICATION  
(page 1 of 2)

I (we) do hereby apply to replat the following described subdivision with the provisions of the Subdivision Control Ordinance of the City of Plymouth, Indiana.

Date Filed 2-4-2019

Name of Subdivision McLochlin's Replat

Date of Preliminary Approval \_\_\_\_\_ Case No. \_\_\_\_\_

Date of Final Approval \_\_\_\_\_ Case No. \_\_\_\_\_

Plan Commission Action \_\_\_\_\_

Date Plat Recorded \_\_\_\_\_

Specific Request (1-2 sentence explanation) to divide parcel into 2 parcels

\_\_\_\_\_

\_\_\_\_\_

Explain Intended Use of Property lots will be used as residential lots

\_\_\_\_\_

Property Owner(s) Shawn McLochlin

Address 2211 Hillcrest Ave. Apt. A , Plymouth Telephone 574-935-4929

Developer \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_

Land Surveyor preparing the Plat Plymouth Land Surveying

Address 505 North Walnut Street, Plymouth, IN. Telephone 574-936-3469

Address or location 824 West Monroe Street, Plymouth, IN.

SUBDIVISION REPLAT APPLICATION  
(page 2 of 2)

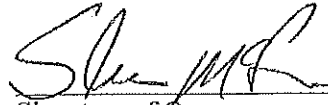
Section 5 Township 33 Range 1E Area (acres) 0.28 acres

Number of lots 2 Minimum lot sizes 6008 sq.ft. 0.14 acres

Number of feet of new streets to be dedicated N/A

Legal description of property Lot 70 & 71 excepting the East 3' of the  
South 75' of lot 71

Current zoning of property R-3

  
Signature of Owner

There is a ~~\$10.00~~ <sup>100.00 appl</sup> advertising fee at the time of application.

You must furnish the names and mailing addresses of neighboring property owners (within 300' of the owner's property) at the time of application.

We require that you furnish the City of Plymouth with a copy of the amended recorded plat within one month of approval.

You must furnish a plat with the different zoning areas marked on the plat.

Subject to the Subdivision Control Ordinance, Zoning Ordinance and all other ordinances of the City of Plymouth, Indiana.

*Pd appl fee 2/4/19 - \$100.00  
rcpt 100778*

BACA TAMMY S  
% HABITAT FOR HUMANITY OF MARSHA  
P O BOX 524  
PLYMOUTH, IN 46563

BRIGHT DAVID A SR GARY L BRIGHT MIC  
815 W JACKSON ST  
PLYMOUTH, IN 46563

BRIGHT DAVID ALLEN SR  
PO BOX 809  
PLYMOUTH, IN 46563

CORTES JOSE & OLIVA  
908 W JACKSON ST  
PLYMOUTH, IN 46563

FIGUEROA AURELIO  
620 FERNDAL ST  
PLYMOUTH, IN 46563

FIGUEROA AURELIO & ALBERTINA  
620 FERNDAL ST  
PLYMOUTH, IN 46563

FIGUEROA BENJAMIN & ELIA  
606 N FOURTH ST  
PLYMOUTH, IN 46563

FIGUEROA BENJAMIN P  
1144 LINCOLNWAY EAST  
PLYMOUTH, IN 46563

GARCIA YASMIN  
716 N 4TH ST  
PLYMOUTH, IN 46563

GRAHAM TERRY A  
712 N 4TH ST  
PLYMOUTH, IN 46563

GRAHAM TERRY A  
712 N 4TH ST  
PLYMOUTH, IN 46563

HALL ANN J  
902 W JACKSON ST  
PLYMOUTH, IN 46563

HALL ANN J  
902 W JACKSON ST  
PLYMOUTH, IN 46563

HOLTZCLAW JEFFRY & TINA JACKSON F  
629 N 4TH ST  
PLYMOUTH, IN 46563

JAIMES OCIEL C  
904 W JACKSON ST  
PLYMOUTH, IN 46563

LAIDIG LISA MARIE  
13352 RILEY RD  
BREMEN, IN 46506

LANCASTER SHANNON & BEAVER SHAY  
900 W MONROE ST  
PLYMOUTH, IN 46563

LOWRY DANIEL J & LORI A H/W  
213 N PLUM ST  
PLYMOUTH, IN 46563

MARQUEZ RODOLFO  
718 N FOURTH ST  
PLYMOUTH, IN 46563

MARTINEZ JOSE M & TAMI H/W  
816 W JACKSON ST  
PLYMOUTH, IN 46563

MARTINEZ JOSE M & TAMI H/W  
816 W JACKSON ST  
PLYMOUTH, IN 46563

MAU ART  
C/O DUSTIN WHITEMAN  
903 W JACKSON ST  
PLYMOUTH, IN 46563

MAU ART  
C/O DUSTIN WHITEMAN  
903 W JACKSON ST  
PLYMOUTH, IN 46563

MCLOCHLIN SHAWN PATRICK  
16544 SUNSET DR  
PLYMOUTH, IN 46563

MILLER WILLIAM R & PENNY J  
7120 E SR 8  
KNOX, IN 46534

MORAN SOCORRO & MARCO ANTONIO F  
911 W MONROE ST  
PLYMOUTH, IN 46563

MURO RAUL  
700 E WASHINGTON ST  
PLYMOUTH, IN 46563

ORTIZ ARACELI L & PATRICIA L ORTIZ JT/  
910 W MONROE ST  
PLYMOUTH, IN 46563

ORTIZ ELIAS & PATRICIA H / W  
910 MONROE ST  
PLYMOUTH, IN 46563

OVIEDO BENJAMIN  
901 W GARRO ST  
PLYMOUTH, IN 46563



PLYMOUTH CITY OF  
PO BOX 492  
PLYMOUTH, IN 46563

QUINTANA KEVIN & RAFAEL QUINTANA F  
807 W JACKSON ST  
PLYMOUTH, IN 46563

QUINTANA RAFAEL & FAVIOLA H/W  
807 W JACKSON ST  
PLYMOUTH, IN 46563

QUINTANA RAFAEL & FAVIOLA H/W  
807 W JACKSON ST  
PLYMOUTH, IN 46563

QUINTANA RAFAEL & FAVIOLA H/W  
807 W JACKSON ST  
PLYMOUTH, IN 46563

QUINTANA RICARDO G MA DEL CARMEN  
14659 LINCOLN HWY  
PLYMOUTH, IN 46563

RAMIREZ RIGOBERTO & MARIA GUADAL  
607 N 4TH ST  
PLYMOUTH, IN 46563

RAVESLOOT MARJORIE  
819 W MONROE ST  
PLYMOUTH, IN 46563

RIVERA DEBBIE  
818 W MONROE ST  
PLYMOUTH, IN 46563

RODRIGUEZ SANTOS F & MAGDA LUZ C/  
601 W GARRO ST  
PLYMOUTH, IN 46563

RODRIGUEZ SANTOS F & MAGDA LUZ C/  
601 W GARRO ST  
PLYMOUTH, IN 46563

ROSAS JOSE F & MARIA H / W  
814 W MADISON ST  
PLYMOUTH, IN 46563

ROSAS NICOLAS & MARIBEL PEREZ  
608 N 4TH ST  
PLYMOUTH, IN 46563

SNYDER REAL ESTATE LLC  
6588 SR 17  
PLYMOUTH, IN 46563

STEWART PAULA D  
1101 W HARRISON ST  
PLYMOUTH, IN 46563

STILES DONALD & DIANA H / W  
826 W MADISON ST  
PLYMOUTH, IN 46563

THORNTON THOMAS D & CAROLYN M &  
11633 9TH RD  
PLYMOUTH, IN 46563

THORNTON THOMAS D & CAROLYN M &  
11633 9TH RD  
PLYMOUTH, IN 46563

WELLING WHITNEY M  
719 N 5TH ST  
PLYMOUTH, IN 46563



City of Plymouth Board of Zoning Appeals -- Application for Variance of Use

**Application Information**

Case Number: 2019-07

Date: 2-14-19

Property Address: 220 North Water Street

Property Owner: City of Plymouth

Mailing Address: 124 N. Michigan St.

Plymouth, IN 46563

Phone: (574) 936-6717 Fax: N/A

E-mail: mayor@plymouthin.com

Applicant: City of Plymouth

Mailing Address: 124 N. Michigan St.

Plymouth, IN 46563

Phone: (574) 936-6717 Fax: N/A

E-mail: mayor@plymouthin.com

Developer: Marshall County Habitat for Humanity

Mailing Address: PO Box 524

Plymouth, IN 46563

Phone: (574) 935-4214 Fax: N/A

E-mail: marshallcountyhabitat@embarqmail.com

Plan Preparer: Territorial Engineering / SRKM Architecture

Mailing Address: 120 S. Buffalo St.

Warsaw, IN 46580

Phone: (574) 269-1596 Fax: (574) 269-2521

E-mail: brent@srkmarch.com

**Additional Information**

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. It is the responsibility of the applicant to ensure that the application is complete at the time of submittal. City employees will not be available to provide missing information. Attach additional sheets if necessary.

1. Describe in detail the use you are proposing:  
See attached description.
2. Can the property be reasonably used for any purpose permitted in the zoning district without a Variance of Use?  
No, although housing is common in the C-2 district, it is not listed as an approved use.
3. Will the Use Variance alter the essential character of the area?  
No, housing is located immediately across Water Street and North on both sides of Water Street.
4. Will employees come to the parcel to work or leave for job assignments?  
No.
5. Will employees park their personal vehicles at this address during work?  
No.
6. Will there be any signs in front of this address?  
No.
7. Will customers, clients or associates come to the address for business purposes?  
No.

**Petitioner's Proposed Findings of Fact**

1. The granting of this Variance ( WILL ☐ WILL NOT ☒ ) be injurious to the public health, safety, morals and general welfare of the community because:  
The project proposes to utilize an under-utilized parking lot for housing creation, meeting an identified city priority.
  
2. The use and value of the area adjacent to the property included in this Variance ( WILL ☐ WILL NOT ☒ ) be affected in a substantially adverse manner because:  
This land use comports with the general goals of the zoning ordinance as a desirable element of overall city planning.
  
3. The need for the variance ( DOES ☒ DOES NOT ☐ ) arise from some condition peculiar to the property involved because:  
The current zoned C-2 area requires a variance to allow housing in a C-2 district.

City of Plymouth Board of Zoning Appeals – Application for Variance of Use

4. The strict application of the terms of the zoning ordinance ( WILL ☒ WILL NOT ☐ ) constitute an unnecessary hardship if applied to the property for which the variance is sought because:

Housing cannot be constructed on this property without a variance to allow housing in this zoning district.

5. The approval ( DOES ☐ DOES NOT ☒ ) interfere substantially with the comprehensive plan because:

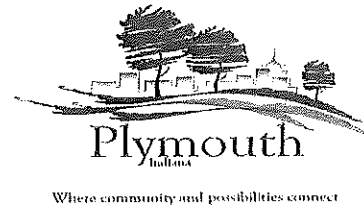
This land use is identified as desirable in the comprehensive plan.

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge. I understand that any misrepresentations of submitted data may invalidate any approval of this variance.

LEGAL OWNER City of Plymouth  DATE 2-14-19

APPLICANT City of Plymouth DATE 2-14-19

By Mayor Mark Senter



February 8, 2019

City of Plymouth  
Board of Zoning Appeals  
124 North Michigan Street  
P.O. Box 492  
Plymouth, Indiana 46563

RE: Water Street Site Variance of Use

Dear Board of Zoning Appeals:

The City of Plymouth, in partnership with Habitat for Humanity of Marshall County, is requesting consideration of variance for development of four (4) new single-family homes located in downtown Plymouth. The homes would be developed primarily with funds from the Indiana Housing and Community Development Authority, and would provide both one (1) market rate and three (3) affordable units for homebuyers in Plymouth, Indiana.

The project is located at the approximate address of 220 North Water Street (parcel IDs include: 503293104955000019, 503293104951000019, and 503293104950000019). The site is currently zoned C-2. This requires a variance to allow housing in a C-2 district. Housing is common in the C-2 district, however, it is not listed as an approved use.

Additionally, the project proposes to utilize an under-utilized parking lot for the housing development. Residential lots in downtown Plymouth are typically 22' x 126'. This project seeks to emulate that traditional development pattern. Specifically, variances requested include:

- 1) Variance of required lot width from 150' to 25'-7"
- 2) Variance of required side yard setback from 20' to 2'-5" on one side

The three lots listed above will be divided (see attached site plan) and subdivided into four lots with two duplex buildings which include 4 three-bedroom townhomes, each approximately 1,400 square feet (floor plans attached) in size.

If you have any questions about the proposed project, please don't hesitate to contact Dean Byers, Executive Director of Habitat for Humanity of Marshall County at (574) 952-1560 or Brent Martin, the project's architect, at (574) 269-1596.

Sincerely,

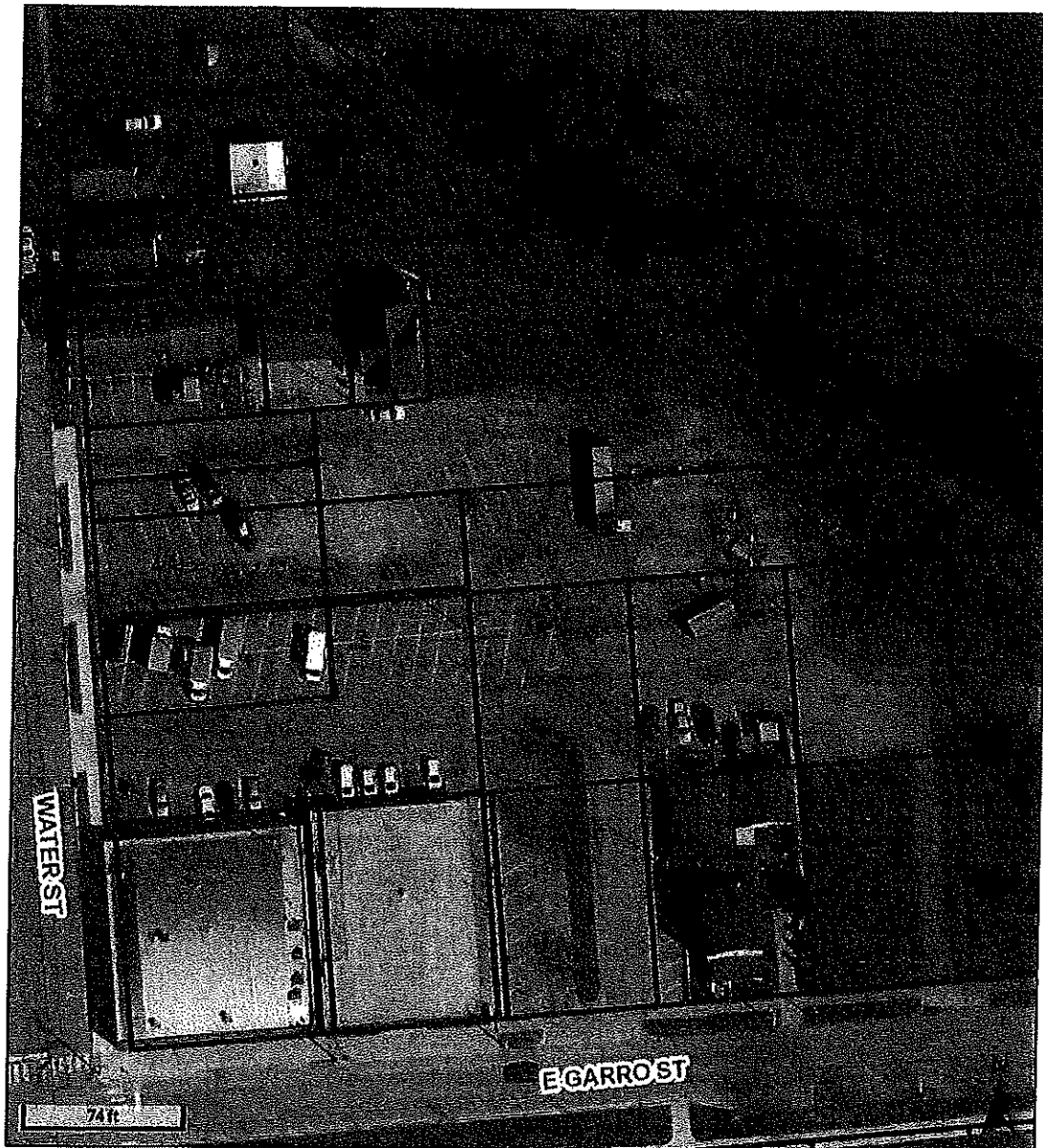
Mark Senter  
Mayor, Plymouth Indiana

### 300 Feet Notice List

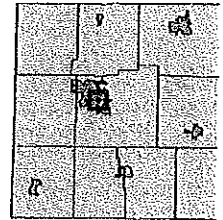
| <u>Parcel No.</u>        | <u>Name &amp; Address</u>   |
|--------------------------|---|
| 50-32-93-102-913.000-019 | Ajean Treat, Trustee, 11090 Manor Dr., Plymouth, IN 46563   |
| 50-32-93-104-938.000-019 | "   |
| 50-32-93-102-911.000-019 | Leon D. Bennett, 16500 Lincoln Highway, Plymouth, IN 46563  |
| 50-32-93-102-914.000-019 | "   |
| 50-32-93-102-915.000-019 | Best Construction Unlimited, Inc.,<br>2634 California St., Columbus, IN 47201                         |
| 50-32-93-102-918.000-019 | Edna M. Swihart, Life Tenant, Anna K. Miller & Dean Swihart, T/C<br>312 Water St., Plymouth, IN 46563 |
| 50-32-93-102-300.000-019 | "   |
| 50-32-93-102-919.000-019 | Patricia E. Knight, 304 Water St., Plymouth, IN 46563   |
| 50-32-93-102-921.000-019 | "   |
| 50-32-93-102-922.000-019 | "   |
| 50-32-93-102-923.000-019 | Daniel J. & Lori A. Lowry, 213 N. Plum St., Plymouth, IN 46563  |
| 50-32-93-104-925.000-019 | V & V Rentals, LLC, 502 E. Jefferson St., Plymouth, IN 46563  |
| 50-32-93-104-927.000-019 | Donald E. & Nancy L. Ferris, 228 B. Water St., Plymouth, IN 46563                                     |
| 50-32-93-104-928.000-019 | Kristine L. Eisenhour, 213 N. Main St., Culver, IN 46511  |
| 50-32-93-104-964.000-019 | Brady Investments, LLC, 20942 10 B Rd., Plymouth, IN 46563  |
| 50-32-93-104-961.000-019 | Walsh Enterprises, Inc.,<br>55915 Breden Rise Lane, Mishawaka, IN 46545                               |
| 50-32-93-104-960.000-019 | Celso G. & Sofia Y. Dagaas,<br>825 S. Michigan St., Plymouth, IN 46563                                |
| 50-32-93-104-969.001-019 | Marshall County GOP, LLC, P.O. Box 102, Plymouth, IN 46563  |
| 50-32-93-104-969.000-019 | Iglesia de Dios Somos Adoradores<br>120 E. Garro St., Plymouth, IN 46563                              |
| 50-32-93-104-949.000-019 | The Very Nice People, P.O. Box 498, Plymouth, IN 46563  |
| 50-32-93-104-948.000-019 | Will P. & Nancy B. King, 202 N. Michigan St., Plymouth, IN 46563                                      |
| 50-32-93-104-947.000-019 | Kip D. Cook, 1044 Angel St., Plymouth, IN 46563   |
| 50-32-93-104-942.000-019 | VDM, LLC, 206 N. Michigan St., Plymouth, IN 46563   |
| 50-32-93-104-940.000-019 | Ramon Moran, C/O Edgar Quiroz,<br>276 Evergreen Dr., Plymouth, IN 46563                               |
| 50-32-93-104-935.000-019 | Jeremy C. & Amanda M. Price, 5993 King Rd., Plymouth, IN 46563  |
| 50-32-93-104-934.000-019 | Brian J. & Sherry R. Bartlett, P.O. Box 505, Plymouth, IN 46563                                       |
| 50-32-93-104-311.000-019 | Women's Care Center, Inc., P.O. Box 283, Mishawaka, IN 46544  |
| 50-32-93-104-939.000-019 | Guriel Properties, LLC, 10875 9 A Rd., Plymouth, IN 46563   |
| 50-32-93-104-936.000-019 | Lorri L. Prater, 217 Water St., Plymouth, IN 46563  |
| 50-32-93-104-936.001-019 | Mary Schwartz, 14540 Olive Ln., Plymouth, IN 46563  |
| 50-32-93-104-931.000-019 | "   |
| 50-32-93-104-932.000-019 | J & L S Real Estate, LLC,<br>8736 W. County Line Rd., Plymouth, IN 46563                              |
| 50-32-93-104-933.000-019 | Brian W. Liechty, 120 E. Washington St., Plymouth, IN 46563   |








# Beacon™ Marshall County, IN



## Overview

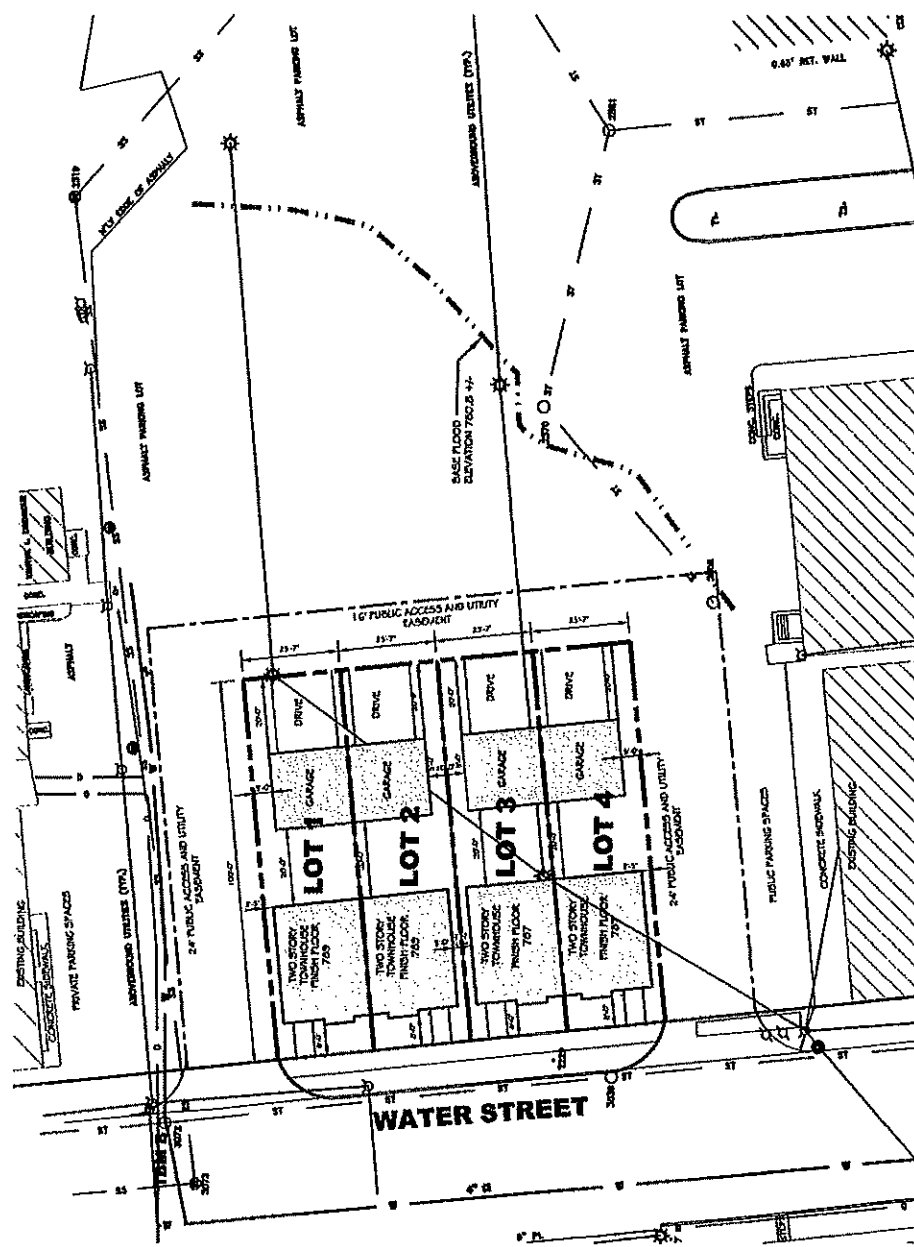


## Legend

-  Corp Line
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Date created: 2/15/2019  
Last Data Uploaded: 2/15/2019 12:21:09 PM

Developed by  Schneider  
GEOSPATIAL



PROPOSED SITE PLAN  
SCALE: 1" = 30'-0"



PLYMOUTH - WATER STREET SUBDIVISION  
PRELIMINARY SITE PLAN



