

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: May 27, 2025

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AGENDA ITEMS:

9:00 - Rezone from R-3 to C-1 - 1117 W. Madison St., George Holzwart
9:20 - Rezone from I to R-4 - Parcel 503206201217007019, James Stone

ATTENDANCE:

See attached Attendance Sheet for 2025-5-27

MEETING NOTES:

Rezone from R-3 to C-1 - 1117 W. Madison St., George Holzwart:

Project Summary:

- The current building located at 1117 W. Madison St. has been used for automotive purposes for many years. Sometime in the mid 2000's the City rezoned the property to R-3 and now the property owner would like to change the zoning to C-1 to better identify the current use of the property.

Planning:

- Nothing to address at this time.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- Nothing to address at this time.

Drainage:

- Nothing to address at this time.

General:

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Rezone from I to R-4 - Parcel 503206201217007019, James Stone:

Project Summary:

- The developer is interested in constructing multiple residential apartment buildings along with a proposed clubhouse.
- To construct the apartment buildings the property will need to be re-zoned from I to R-4.
- The developer will return to the TRC when development plans are prepared.
- Construction will take place near W. Jefferson St. for the purpose of connecting to City utilities.

Planning:

- Wetlands are located near the rear of the property.
- Consider increasing parking to avoid excess vehicles from parking in grass areas or unauthorized areas.

Emergency Services:

- Make sure the Fire Department's ladder truck can access all areas of the site and navigate the parking lot and around parked vehicles.

Transportation:

- Nothing to address at this time.

Utilities:

- Designer should determine if the 2-story building will need a fire system or if there will be fire hydrants located within the property.

Drainage:

- Nothing to address at this time.

General:

- It is presumed the entrance, drives, parking area, sanitary sewer, storm sewer, water infrastructure and drainage will remain private.

END OF MEETING

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