

**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: June 10, 2025**

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**AGENDA ITEMS:**

9:00 – Neidlinger Park 2nd Section, Lot Reconfiguration

**ATTENDANCE:**

See attached Attendance Sheet for 2025-6-10

**MEETING NOTES:**

**Neidlinger Park 2nd Section, Lot Reconfiguration:**

**Project Summary:**

- The landowner, Habitat for Humanity, is interested in re-plating the currently vacant lots and right-of-way areas near the east side of the Neidlinger Park subdivision to optimize the land usage to create additional buildable residential lots.
- The owner will need to vacate any right-of-way that is no longer necessary, reconfigure a new alley right-of-way and provide utility easements when necessary.
- The developer will extend the Dora Lane roadway including the sidewalks south to Berkley Street. The developer will also extend the Berkley Street roadway and sidewalks from Dora Lane east.

**Planning:**

- More research is needed to determine if any of the undeveloped streets and alley within the Neidlinger Park plat were dedicated to the City. If the undeveloped streets and alley were previously dedicated they will need to be vacated prior to reusing the areas for lot development.
- The Dora Lane extension will allow for temporary parking on the east side of the roadway only. Signs may need to be added on the east side of the roadway to indicate the temporary parking and also on the west side to indicate no-parking.
- The proposed alleyway located on the east side of the property will follow the zig zagged property line but must provide suitable radius for proper navigation of the alleyway by passenger and snow removal vehicles.
- The proposed alleyway will be paved.
- Proposed lots need to display their lot line dimensions.
- Refer to section 4.1 of the Plymouth Subdivision Ordinance for street design principles, cul-de-sac placement and driveway locations.
- There is a concern about the proposed right-of-way (ROW) width of Dora Lane. Original 1996 plat indicates a 70' ROW but the developer is proposing to reduce the width.

- Currently a curb-faced sidewalk is being proposed. If there is room a separated green space between the roadway and the sidewalk is preferred. This prevents snow from being piled on the sidewalk during snow removal operations.
- It is preferred if the plans show a parcel / lot table.
- The developer needs to make sure the buildable area of all the lots, including lot 7, will accommodate a house, garage and parking.

#### **Emergency Services:**

- Emergency services should take priority for access to the proposed homes.

#### **Transportation:**

- To prevent parking on a sidewalk rolled curbs shall not be placed adjacent to sidewalks.
- Larger vehicles entering the proposed dead-end streets will be forced to back out of the street and into the intersection. For example, trash will be curbside pickup and will require the trash truck to back out.
- The interface between the roadway and alleyway shall be properly designed to accommodate proper traffic navigation.
- Research is needed to determine if street lighting is required and if so at what intervals.

#### **Utilities:**

- The developer will extend the water main in the area to provide service to the proposed lots. The water main will be extended and looped into the existing water main located on Berkley Street.
- The developer will extend the sanitary sewer mains to serve the proposed lots. Sanitary sewer service laterals will be installed prior to any road construction. Laterals will be extended into each lot and marked for future connection.

#### **Drainage:**

- Drainage was not indicated on the plans and will be addressed as plans develop.
- Final contours and lot grading will need to be provided.

#### **General:**

- As more detailed plans progress the developer will return to the TRC.

#### **END OF MEETING**

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**TRC MEETING ATTENDANCE SHEET:**

**June 10, 2025**

**AGENDA ITEMS:**

**WWTP Meeting Room**

**9:00 A.M.**

**900 Oakhill Ave**

9:00 – Neidlinger Park 2nd Section, Lot Reconfiguration

**ATTENDANCE:**

CITY ATTORNEY:	Jeff Houin	[✓]
CITY ENGINEER:	Dan Sellers	[✓]
ZONING ADMINISTRATOR:	Dennis Manuwal	[✓]
STREET DEPT SUPT:	Jim Marquardt	[✓]
UTILITY DEPT SUPT:	Donnie Davidson	[✓]
WATER DEPT AST SUPT:	Mike Vollrath	[ ]
WASTEWATER & SEWER AST SUPT:		[ ]
GIS:	Chris Marshall	[✓]
POLICE CHIEF:	John Weir	[ ]
FIRE CHIEF:	Steve Holm	[ ]
FIRE INSPECTOR:	Rod Miller	[✓]
PARK SUPERINTENDENT:	Mike Hite	[ ]
PLAN DIRECTOR:	Ty Adley	[✓]
	Doug Feece	[ ]
	Fred Webster	[✓]
	Mark Gidley	[ ]

OTHER ATTENDANCE NAME	COMPANY	E-MAIL
Mike Delo	Habitat	mdelo1954@gmail.com
Dean Byers	HABITAT	
Barrie	Wightman	Wightman@gothrightman.com
Ken Voreis	City of Plymouth	engtech@plymouthin.com