

**DEPARTMENT OF ENGINEERING**  
**PUBLIC WORKS – STORMWATER MANAGEMENT**  
**CITY OF PLYMOUTH, INDIANA**  
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**TRC MEETING NOTES:**

**DATE: June 24, 2024**

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**AGENDA ITEMS:**

9:00 – Aquatic Center PUD Re-zoning for Sign Advertising, Lauren Overmyer  
9:20 – 338 Conger St., Convert Detached Garage into Duplex - Discussion

**ATTENDANCE:**

See attached Attendance Sheet for 2025-6-24

**MEETING NOTES:**

**Aquatic Center PUD Re-zoning for Sign Advertising:**

**Project Summary:**

- The new board at the Aquatic Center would like to utilize the digital sign near U.S. 30 for outside advertisement to bring in additional revenue.
- During a conversation with INDOT the Aquatic Center was told they would need to change the properties current PUD zoning to something related to business or commercial due to billboards not being allowed on PUD zoned properties.

**Planning:**

- Plymouth currently does not allow on-premises signs to be used for off-premises use in any zoning district. Doing so would require a variance.
- If the Aquatic Center would ask to have the zoning changed then any new zoning would need to list the buildings current use as an acceptable use within that zoning. This would be considered a requested zoning change as opposed to a forced zoning change.
- If the zoning is changed there is a potential for several variances being needed due to possible non-conforming site conditions that were previously allowed under the PUD zoning.
- Lauren was encouraged to contact Dave Miller to discuss the sign usage.

**Emergency Services:**

- Nothing to address currently.

**Transportation:**

- Nothing to address currently.

**Utilities:**

- Nothing to address currently.

**Drainage:**

- Nothing to address currently.

**Conclusion:**

- Lauren provided INDOT's contact information to Ty Adley to inquire what the reason is for them to deny its use within the PUD zoning.

**338 Conger St., Convert Detached Garage into Duplex - Discussion:****Project Summary:**

- The property owner at 338 Conger St. is interested in converting the garage, at the rear of the home, into a duplex.

**Planning:**

- An accessory dwelling unit (ADU) is not allowed within the current zoning and would require a variance.
- Each dwelling unit must have its electrical and HVAC systems completely separated from each other along with each unit shall be fire separated.

**Emergency Services:**

- There is a concern emergency services will not be able to locate the address therefore the property owner will need to ensure address signage is always visible and not obscured by parked vehicles or landscaping.

**Transportation:**

- The property owner will need to provide on-site parking to accommodate both dwelling units. No parking shall take place within the adjacent alleyway or on any adjacent property not owned.
- On-street parking along Conger St. is currently congested and steps should be taken to prevent adding to the already congested roadway.

**Utilities:**

- The proposed dwelling units are not to be served from the main residence. It is preferred that each unit have separate utility services with separate cleanouts and shutoffs.
- If sanitary sewers are combined into a single larger service each dwelling unit connected to the larger service will require a serviceable backflow preventer to be installed.

**Drainage:**

- Nothing to address currently.

**General:**

- The property owner will need to have the city assign an address for the building and assign apartment numbers for the dwelling units within the building, self-assigning an address is not allowed.

**END OF MEETING**

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