

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
FAX 574-936-3017

TRC MEETING NOTES:

DATE: September 09, 2025

=====

AGENDA ITEMS:

9:00 – New Carwash, 1200 W. Jefferson St.

ATTENDANCE:

See attached Attendance Sheet for 2025-09-09

MEETING NOTES:

New Carwash, 1200 W. Jefferson St.:

Project Summary:

- The developer of the site is interested in constructing a 2-bay automatic car wash on the parcel at 1200 W. Jefferson St.
- Currently a residential home is located at the site that will be removed.
- Lot size is 99' wide by 297' deep with a 42' x 48' building with drives.
- The members of the TRC were presented with a proposed site and drive layout along with discussed an alternative to the design.

Planning:

- Due to the updated site layout and traffic pattern changes the plan will need to go before the Board of Zoning Appeals (BZA) again to receive input from the board and allow the surrounding neighbors the chance to give their input. The return to the BZA is due to the change that allows traffic to use Madison St. as an entrance / exit that was not presented previously.
- The BZA meets on the first Tuesday of each month. Applications to be placed on the BZA agenda need to be received by the City Office on or before the 15th of the month prior to the meeting. If the 15th falls on a holiday or weekend applications are due in the City Office the workday prior to the holiday or the weekend.
- There is a concern the developed site may not allow for enough room for queued vehicles on-site therefore causing vehicles to park on the nearby roadway and hinder traffic flow.
- Lot coverage, restricted to 70% maximum hard surface coverage.
- W. Jefferson St. see about 9,000 vehicles per day.

Emergency Services:

- Nothing to address currently.

Transportation:

- The site will require (2) commercial driveway permits at \$100 each, see the Street Department for applications and additional detailed information.
- Street cut permits will be required in order to connect to the sanitary sewer main. Street cut permits are \$500 base fee plus material.

Utilities:

- The water service is required to have a backflow device installed. The backflow device shall be inspected once per year by a certified inspector with reports provided to the Water Department.
- A 2" water service will be installed and metered with an 1-1/2" meter. There is a possibility to pull water service from Jefferson St. and Madison St. to obtain better water pressure.
- If using a 1-1/2" water meter, the sanitary sewer connection fee will be \$9,947 with an applied credit of \$1,715. The water connection fee would be \$1,000. The developer is recommending using a 6" sanitary sewer lateral.
- A 1,000-gallon grease trap is required for development. The grease trap will need to be installed on the exterior of the building.
- No restroom facilities are needed since the proposed car wash will not be staffed.

Drainage:

- The site is less than 1-acre therefore a full set of SWPPP plans are not required but sediment / erosion control measures must appear on the drainage plan and put into practice during the development of the property.
- Drainage plan designs shall use the City of Plymouth's updated drainage standard during the design process.

General:

- Once the final design plan is finished you may submit the plans to the TRC members for their review and comment or attend a TRC meeting. TRC meetings are held on the 2nd and 4th Tuesdays of each month. Requests to be added to a TRC meeting must be received no later than 4:00pm on the Wednesday prior to the meeting. TRC requests shall be accompanied by plans and/or documents.

END OF MEETING

