

**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: September 22, 2020**

=====

**AGENDA ITEMS:**

9:00 Jefferson & Eighth NE Corner Development – Aly Bird

9:20 Street Projects - Discussion

COMMERCE: PIONEER - ~590' WEST RECONSTRUCT

EAST LAKE: MICHIGAN TO GIDEON

PLYMOUTH-GOSHEN (CENTENNIAL) INTERSECTIONS

SOLOMON COURT- BAKER MULTI FAMILY ALLEY

**ATTENDANCE:**

See attached Attendance Sheet for 2020-09-22

**MEETING NOTES:**

**Jefferson & Eighth NE Corner Development – Aly Bird**

**Project Summary:**

- Per Keith, Aly Bird is interested in selling seasonal items at the site.

**Planning:**

- Per Keith, the use will be for retail purposes and the site will require a permanent structure. A shed or a trailer will not meet the requirements.

**Wastewater:**

- No items to address at this time.

**Water:**

- No items to address at this time.

**Drainage:**

- The previous developer of the site added hard surface but did not develop or construct a drainage facility. Any new development will require a drainage plan to address the sites stormwater runoff.

**Street:**

- No items to address at this time.

**General:**

- Aly Bird was not available during the Zoom meeting to answer questions.

## **COMMERCE: PIONEER - ~590' WEST RECONSTRUCT**

### **Project Summary:**

- During the Pretzels negotiations with the City, the agreement included the City adding the final layer of HMA surface to Commerce Drive by 2021. The Clerk Treasurer commented that the agreement needed to be confirmed.
- The roadway has not been dedicated to the City although there is a desire to finish the roadway during the next round of Street Projects.

### **Planning:**

- No items to address at this time.

### **Wastewater:**

- No items to address at this time.

### **Water:**

- No items to address at this time.

### **Engineering / Drainage:**

- Rick to contact INDOT to determine the possibility of using Community Crossing funds on this roadway.

### **Street:**

- Commerce Drive has not been accepted by the City and is not currently part of the City's Certified Millage.
- The base layer of HMA has been exposed to the elements for many years and there is a concern the base may be compromised.

### **General:**

- Per Sean the City only committed to place the surface on Commerce Drive to the point where the existing HMA Base ends.

## **EAST LAKE: MICHIGAN TO GIDEON**

### **Project Summary:**

- During the River Gate South Project East Lake Avenue received some damage due to construction equipment. Repairs and enhancements are desired.

### **Planning:**

- No items to address at this time.

### **Wastewater:**

- No items to address at this time.

Water:

- No items to address at this time.

Engineering / Drainage:

- No items to address at this time.

Street:

- When repairing / enhancing E. Lake Ave. it would be nice to add Gideon Street into the project.
- Any repairs / enhancements should increase the road width to match the road width on the west end of E. Lake Ave.
- Potential 2022 – 2023 project.

General:

- 

## **PLYMOUTH-GOSHEN (CENTENNIAL) INTERSECTIONS**

Project Summary:

- Per the drawings provided to the City, by the Centennial Crossing Development, it appears the new developments Elk Run roadway does not align with the Randolph Dr. center line.
- It is unclear who is responsible for constructing the necessary passing & accel/de-accel lanes along Plymouth-Goshen.
- In order to construct some of the roadway components, Right-of-Way may need to be purchased on the south side of Plymouth-Goshen.

Parks Department:

- Troyer Group is currently working on extending the Greenway Trail along Randolph for the Parks Department, crossing Plymouth-Goshen Trail and ending up at Prices Pond.
- The Centennial Crossing developer would like for the Greenway Trail to cross Plymouth-Goshen west of the controlled Randolph intersection.
- There are many concerns about crossing a busy roadway at an uncontrolled intersection.
- The Greenway trail is expected to be constructed 15 – 20 feet off the edge of pavement.
- To provide the best street, trail, and intersection design it would be wise to have the Troyer Group incorporate all the above design elements into a single design.
- A detailed traffic study would be needed to determine what type of controlled intersection(s) would be required.

Wastewater:

- No items to address at this time.

Water:

- No items to address at this time.

Engineering / Drainage:

- No items to address at this time.

Street:

- Due to the process used to annex the Centennial Crossing parcel into the City not all of Plymouth-Goshen Trail was annexed into the City Corporate Limits.
- Sean will need to work on agreements between the City and the County along with funding issues.

General:

- Sean to approach doctor's office about voluntary annexation.
- This is a possible 2022 project.

#### **SOLOMON COURT- BAKER MULTI FAMILY ALLEY**

Project Summary:

- A multi-family housing development is being proposed on the North-West corner of Baker St. and Richter Rd.
- The developer would like to use the existing alleyway as an entrance/exit.

Planning:

- No items to address at this time.

Wastewater:

- No items to address at this time.

Water:

- No items to address at this time.

Engineering / Drainage:

- No items to address at this time.

Street:

- The existing alleyway is narrow and is not designed to handle the volume of traffic or will it accommodate emergency vehicles.

General:

- This is a possible 2022 project. Current funding is an issue.

**END OF MEETING**



Parcel ID 503205102193000019 Alternate ID 0170062200 Owner Address ASK AUTOS LLC  
Sec/Twp/Rng 05-33-2 Class Auto sales & service 213 N PLUM ST  
Property Address 1216 W JEFFERSON ST Acreage n/a PLYMOUTH, IN 46563  
District PLYMOUTH-CENTER  
Brief Tax Description ACREAGE  
AUDITOR DESC: COM N LN JEFF ST & E LN LOT 10 MERRILL  
LEGAL DESC:  
(Note: Not to be used on legal documents)



east lake



- Legend
- ☐ Parcel Search
  - ☐ Corp Line
  - ☐ Township
  - ☐ Boundaries
  - ☐ Road Centerlines
  - ☐ Road Row

Owner Address RIVER GATE SOUTH DEVELOPMENT LLC  
117 W GROVE ST SUITE 103  
MISHAWAKA, IN 46545

Alterrate ID 0172180400  
Class 20-39 family apartments  
Acreage 1.04

Parcel ID 503293104259001019  
Sec/Twp/Rng 93-33-2  
Property Address 107-221 E LAKE AVE  
PLYMOUTH

PLYMOUTH-CENTER  
LOT 1 RIVER GATE SOUTH MINOR SUBDIVISION

(Note: Not to be used on legal documents)

Date created: 9/4/2020  
Last Data Upload: 9/4/2020 3:56:05 AM  
Developed by Schneider







solomon court

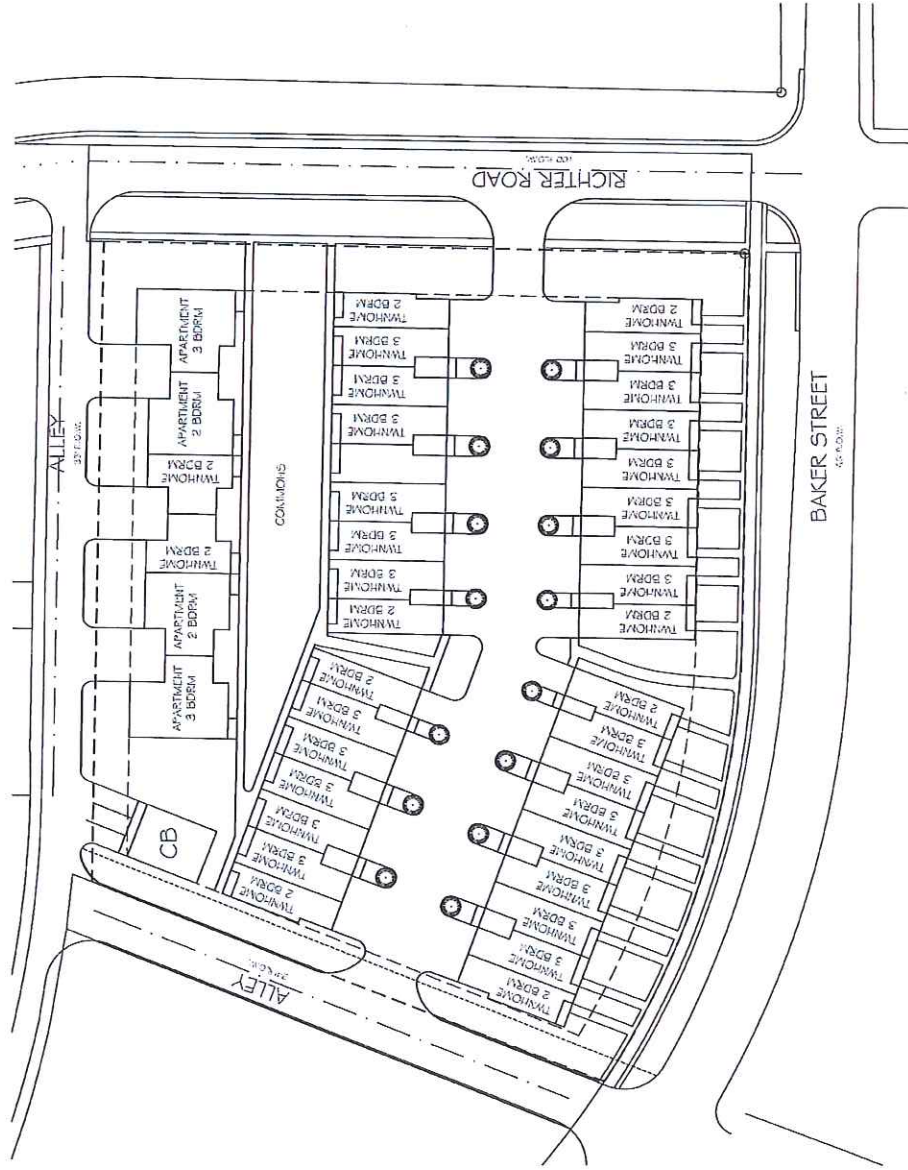


Owner Address RIVER GATE SOUTH DEVELOPMENT LLC  
117 W GROVE ST SUITE 103  
MISHAWAKA, IN 46545

Parcel ID 503293104259001019  
Sec/Twp/Rng 93-33-2  
Property Address 107-221 E LAKE AVE  
PLYMOUTH  
District PLYMOUTH-CENTER  
Brief Tax Description LOT 1 RIVER GATE SOUTH MINOR SUBDIVISION  
Class 20-39 family apartments  
Acreage 1.04  
Alternate ID 0172180400

(Note: Not to be used on legal documents)

Data created 9/4/2020  
Last Data Upload: 9/4/2020 3:56:05 AM  
Developed by Schneider



**PROPOSED SITE PLAN**  
SCALE 1" = 10'  
NORTH

**BAKER STREET  
MULTI-FAMILY HOUSING**

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

TRC MEETING ATTENDANCE SHEET:

DATE: Sept 22, 2020

**AGENDA ITEMS:**

9:00 Jefferson & Eighth NE Corner Development – Aly Bird

## 9:20 Street Projects - Discussion

COMMERCE: PIONEER - ~590' WEST RECONSTRUCT

## EAST LAKE: MICHIGAN TO GIDEON

# PLYMOUTH-GOSHEN (CENTENNIAL) INTERSECTIONS

SOLOMON COURT-BAKER MULTI FAMILY ALLEY

**ATTENDANCE:**

**CITY ATTORNEY:**

**CITY ENGINEER:**

**ZONING ADMINISTRATOR:**

STREET DEPT SUPT:

UTILITY DEPT SUPT:

WATER DEPT AST SUPT:

**WASTEWATER & SEWER AST SUPT:**  
CIS.

2

**FIRE CHIEF:**  
**POLICE CHIEF:**

**FIKE CHAIR:  
PLAN COMM**

NOTES

**OTHER ATTEND**

## NAME \_\_\_\_\_

[illegible]



## Abby Collins

---

**From:** Chris Marshall <gis@plymouthin.com>  
**Sent:** Thursday, September 24, 2020 12:46 PM  
**To:** 'Abby Collins'; 'CHIEF MILLER'; 'Chris Marshall'; 'County Surveyor'; 'Dave Bacon'; 'Donnie Davidson'; 'Doug Feece'; 'Fred Webster'; 'Jeanine M. Xaver'; 'Jeff Yeazel'; 'Jim Marquardt'; 'Keith Hammonds'; 'Larry Hatcher'; locates@plymouthin.com; 'Mayor Mark Senter'; 'Sean Surrisi'; streetsec@plymouthin.com; Rick Gaul - City Engineer; Ralph Booker (City Email); mark.gidley@gmail.com  
**Cc:** 'Aly Byrd'; 'Mike Hite'; 'Burke Richeson'  
**Subject:** TRC MEETING NOTES - 9-22-2020 - Addendum #2

The below information shall be included and made part of the recent TRC meeting notes as they pertain to Commerce Drive.

Thank you,

**Chris Marshall**  
Engineering / GIS

**City of Plymouth**  
900 Oakhill Ave.  
Plymouth, IN 46563  
(574) 936-3614 (Office) | (574) 936-3017 (Fax)  
[gis@plymouthin.com](mailto:gis@plymouthin.com) | [www.plymouthin.com](http://www.plymouthin.com)

**From:** cityattorney@plymouthin.com <cityattorney@plymouthin.com>  
**Sent:** Thursday, September 24, 2020 11:59 AM  
**To:** gis@plymouthin.com; hr@plymouthin.com; rmiller@plymouthfd.net; craigc@co.marshall.in.us; dbaconppd@plymouthin.com; wastewater@plymouthin.com; burts@embarqmail.com; buerod34@gmail.com; clerktreas@plymouthin.com; water@plymouthin.com; street@plymouthin.com; bldgcomm@plymouthin.com; pretreatment@plymouthin.com; locates@plymouthin.com; mayor@plymouthin.com; streetsec@plymouthin.com; publicworks@plymouthin.com; planconsultant@plymouthin.com; mark.gidley@gmail.com  
**Cc:** alybyrd8605@gmail.com; parks@plymouthin.com; bricheson@reconsultantsllc.com  
**Subject:** Re: TRC MEETING NOTES - 9-22-2020 - Addendum #1

Chris:

Please add this additional item to the TRC minutes regarding Commerce Drive in response the Clerk-Treasurer's comments. I believe that both her comments and my response are a bit outside the scope what was actually stated during the meeting, but I do believe that both fairly summarize the spirit of the content that we both conveyed.

The City Attorney acknowledged that Commerce Drive is not presently a City street. The street was built by PIDCO when it developed this industrial subdivision and remains in its ownership. PIDCO has been a leader in the City's industrial development for generations and was a key player in initially attracting Pretzels, Inc. to this area, by providing the land on which the original Pretzels building was constructed. PIDCO was also a key partner in the City winning the 2019 Pretzels expansion over a competing site located in Kansas. That expansion has resulted in an over \$70 million investment in the community and will eventually provide 180 new jobs. He advised that an agreement was reached

in 2019 in which PIDCO granted approximately 10 acres of land to facilitate the Pretzels expansion. In exchange for this, the Mayor agreed that the City would accept Commerce Street and complete its paving to the length of the existing asphalt base. This agreement was shared with the City Council members serving in 2019 in private meetings to build support for the Pretzels project. All were supportive of the Pretzels expansion project. While it may not be reflected in meeting minutes, the City Attorney knows that he has referenced this agreement in either City Council and/or Redevelopment Commission meetings during the time the Pretzels deal was being approved in 2019. The City Attorney is confident that the present members of the Board of Public Works and Safety, who serve in that role at the pleasure of the Mayor, when eventually formally presented with the acceptance of Commerce Drive, will vote to do so and honor the commitment made to win the Pretzels expansion. The City Attorney and the Mayor have discussed the project with Street Superintendent Marquardt and City Engineer Gaul and intend to pursue Community Crossings Matching Grant funding for the project and/or otherwise fund it with budgeted street project funds.

Thank you,

Sean Surrisi

On Thu, 24 Sep 2020 09:41:26 -0400, "Chris Marshall" <[gis@plymouthin.com](mailto:gis@plymouthin.com)> wrote:

The below information shall be included and made part of the recent TRC meeting notes as they pertain to Commerce Drive.

Thank you,

**Chris Marshall**

Engineering / GIS

**City of Plymouth**

900 Oakhill Ave.

Plymouth, IN 46563

(574) 936-3614 (Office) | (574) 936-3017 (Fax)

[gis@plymouthin.com](mailto:gis@plymouthin.com) | [www.plymouthin.com](http://www.plymouthin.com)

**From:** Jeanine Xaver <[clerktreas@plymouthin.com](mailto:clerktreas@plymouthin.com)>

**Sent:** Thursday, September 24, 2020 8:24 AM

**To:** 'Chris Marshall' <[gis@plymouthin.com](mailto:gis@plymouthin.com)>

**Cc:** 'Donnie Davidson' <[wastewater@plymouthin.com](mailto:wastewater@plymouthin.com)>; 'Rick' <[publicworks@plymouthin.com](mailto:publicworks@plymouthin.com)>

**Subject:** RE: TRC MEETING NOTES - 9-22-2020

Chris,

Please add to the Commerce Drive project summary. I stated that Commerce Drive is not a city street and cannot be improved by the city. The City of Plymouth has adopted street specifications that must be met before a street is accepted by the city. The original agreement was that PIDCO, who owned the street, would improve it. Commerce Drive did not meet city specifications originally; it certainly won't meet them now that it's been subject to semi traffic. Any agreement otherwise would have had to have been presented at a city meeting and approved by either the Board of Works or the City Council. I am unaware of any such agreement.

Thank you.

Jeanine M. Xaver, IAMC / CMC

Clerk-Treasurer  
City of Plymouth  
124 N. Michigan St.  
Plymouth, IN 46563  
Phone 574-936-2124  
Fax 574-936-4371

**From:** Chris Marshall <[gis@plymouthin.com](mailto:gis@plymouthin.com)>

**Sent:** Thursday, September 24, 2020 7:32 AM

**To:** 'Abby Collins' <[hr@plymouthin.com](mailto:hr@plymouthin.com)>; 'CHIEF MILLER' <[rmiller@plymouthfd.net](mailto:rmiller@plymouthfd.net)>; 'Chris Marshall' <[gis@plymouthin.com](mailto:gis@plymouthin.com)>; 'County Surveyor' <[craigc@co.marshall.in.us](mailto:craigc@co.marshall.in.us)>; 'Dave Bacon' <[dbaconppd@plymouthin.com](mailto:dbaconppd@plymouthin.com)>; 'Donnie Davidson' <[wastewater@plymouthin.com](mailto:wastewater@plymouthin.com)>; 'Doug Feece' <[burts@embarqmail.com](mailto:burts@embarqmail.com)>; 'Fred Webster' <[buerod34@gmail.com](mailto:buerod34@gmail.com)>; 'Jeanine M. Xaver' <[clerktreas@plymouthin.com](mailto:clerktreas@plymouthin.com)>; 'Jeff Yeazel' <[water@plymouthin.com](mailto:water@plymouthin.com)>; 'Jim Marquardt' <[street@plymouthin.com](mailto:street@plymouthin.com)>; 'Keith Hammonds' <[bldgcomm@plymouthin.com](mailto:bldgcomm@plymouthin.com)>; 'Larry Hatcher' <[pretreatment@plymouthin.com](mailto:pretreatment@plymouthin.com)>; [locates@plymouthin.com](mailto:locates@plymouthin.com); 'Mayor Mark Senter' <[mayor@plymouthin.com](mailto:mayor@plymouthin.com)>; 'Sean Surrisi' <[cityattorney@plymouthin.com](mailto:cityattorney@plymouthin.com)>; [streetsec@plymouthin.com](mailto:streetsec@plymouthin.com); Rick Gaul - City Engineer <[publicworks@plymouthin.com](mailto:publicworks@plymouthin.com)>; Ralph Booker (City Email) <[planconsultant@plymouthin.com](mailto:planconsultant@plymouthin.com)>; [mark.gidley@gmail.com](mailto:mark.gidley@gmail.com)

**Cc:** 'Aly Byrd' <[alybyrd8605@gmail.com](mailto:alybyrd8605@gmail.com)>; 'Mike Hite' <[parks@plymouthin.com](mailto:parks@plymouthin.com)>; 'Burke Richeson' <[bricheson@reconsultantsllc.com](mailto:bricheson@reconsultantsllc.com)>

**Subject:** TRC MEETING NOTES - 9-22-2020

Please find attached the recent TRC meeting notes along with other information presented or discussed.  
Please advise if any revisions

**Chris Marshall**

Engineering / GIS

**City of Plymouth**

900 Oakhill Ave.  
Plymouth, IN 46563  
(574) 936-3614 (Office) | (574) 936-3017 (Fax)  
[gis@plymouthin.com](mailto:gis@plymouthin.com) | [www.plymouthin.com](http://www.plymouthin.com)



