

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: April 13, 2021

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AGENDA ITEMS:

- 9:00 Ganshorn Subdivision -Ralph Booker
Riverside Meadows Discussion – Non agenda item
Sidewalk Requirement Discussion – Non agenda item

ATTENDANCE:

See attached Attendance Sheet for 2021-04-13

MEETING NOTES:

Ganshorn Subdivision

Project Summary:

- The Ganshorn family is interested in subdividing an approximate 40-acre parcel into two parcels.
- Lot-1 will contain 19.10 acres and Lot-2 will contain 19.65 acres.
- Currently an existing gas line bisects the property.

Planning:

- Both lots meet the minimum acreage and road frontage requirements.
- The existing 40-acre parcel is zoned Industrial.
- If the parcels will be used for a home site the developer will need to obtain a variance of use due to the Industrial zoning.
- Access onto either lot can be either from 7th Road or Oak Road

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- No City utilities are located within the area.

Drainage:

- Marshall County will review and approve the drainage for each lot once developed.

General:

- Parcel addresses will be assigned by Marshall County.

Riverside Commons Discussion (Baker & Richter Intersection):

- Entrance and exit from the property
 - Access to and from the development needs to have Bi-directional traffic flow.
 - There is a concern that existing paved areas were not constructed to withstand the additional construction and vehicle traffic.
 - Whose responsibility is it to reconstruct the existing paved area if damaged or if upgraded to City standards?
 - Have the curbed parking areas and accessways been designed to accommodate emergency service vehicles including fire truck without the need to drive over curbs or grassed areas?
- Addressing
 - Street addresses are based on the street from where the property is accessed.
- It would be beneficial for the developer to attend the April 27, 2021 TRC meeting to bring the TRC and Department heads, up to speed on the proposed development. Ralph Booker contacted Kevin Easterday and made an appointment.

Sidewalk Requirement Discussion:

- A discussion took place as to how to require sidewalks to be placed in areas not specifically required to do so within the Plymouth Zoning Ordinance.
 - It was felt the TRC does not have the authority to require sidewalks to be placed in areas not required by the Plymouth Zoning or Subdivision Ordinances.
 - Per discussion it appears the Plymouth Planning Commission may have the authority to require sidewalks to be placed in areas not specifically required in the Plymouth Zoning or Subdivision Ordinances.
 - Another option would be to change the Plymouth Zoning & Subdivision Ordinances to require sidewalks in all areas of a subdivision development.

The above was general discussion and would require legal clarification and approval by the Plan Commission, Board of Public Works & Safety and the City Council.

END OF MEETING

MINOR SUBDIVISION APPLICATION
(page 1 of 2)

I (we) do hereby apply for minor subdivision approval of the following described subdivision in the City of Plymouth, Indiana.

Date Filed 3/31/2021

Name of Subdivision Ganshorn Minor Subdivision

Specific Request (1-2 sentence explanation) Splitting 40 acres into 2 20 acre plots.

Explain Intended Use of Property One of the 20 acres to remain

20 acres
farm land. The other potential house on Northwest corner (7th Rd) and rest to remain farm land

Property Owner(s) Chester W. Ganshorn, Steven L. Ganshorn, Dorothy V. Heflick, Daniel J. Ganshorn, Martha C. Tidey

Address 5691 Redwood Rd. Plymouth, IN 46563 Telephone 574-274-4221 (Tad Heflick)

Developer _____

Address _____ Telephone _____

Land Surveyor preparing the Plat John Kimpel & Associates Inc

Address 9055 325E Warsaw IN 46582 Telephone 574-269-1148

Address or location Oak Rd parcel: 504230000006000018

dvheflick@gmail.com

MINOR SUBDIVISION APPLICATION
(page 2 of 2)

Section 30 Township 34 Range 2 Area (acres) 40

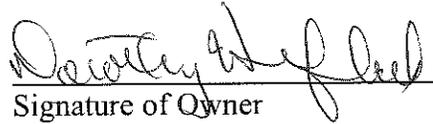
Number of lots 2 Minimum lot sizes 20 acres each

Number of feet of new streets to be dedicated 0

Legal description of property Acreage 40. Auditor Desc, N.E.NE

Legal Desc.

Current zoning of property I


Signature of Owner

There is a \$100.00 fee at the time of application.

You must furnish the names and mailing addresses of neighboring property owners (within 300' of the owner's property) at the time of application.

We require that you furnish the City of Plymouth with a copy of the recorded plat within one month of approval.

You must furnish a plat with the different zoning areas marked on the plat.

Subject to the Subdivision Control Ordinance, Zoning Ordinance and all other ordinances of the City of Plymouth, Indiana.

GANSHORN CHESTER W 1/5 STEVEN L (C/O DOROTHY V HEFLICK
5691 REDWOOD RD
PLYMOUTH, IN 46563

GANSHORN CHESTER W 1/5 STEVEN L (C/O DOROTHY V HEFLICK
5691 REDWOOD RD
PLYMOUTH, IN 46563

HEIDRICH LAVON A & LENORE K
14372 7B RD
PLYMOUTH, IN 46563

HINDMAN NANCY SUE 1/2 & CAROL ANN
301 MARLOU PL
PLYMOUTH, IN 46563

KUHN MICHAEL 1 / 4 INT EA ETAL
14433 7B RD
PLYMOUTH, IN 46563

KUHN ROBERT E & BETTY L HW
14433 7B RD
PLYMOUTH, IN 46563

KUHN ROBERT E & BETTY L HW
14433 7B RD
PLYMOUTH, IN 46563

MILLER CARL F JR & JEFFREY A MILLER
14264 7B RD
PLYMOUTH, IN 46563

ROAT DENNIS H & JANET E H/W
PO BOX 12233
WICHITA, KS 67277

ROAT DENNIS H & JANET E H/W
PO BOX 12233
WICHITA, KS 67277

THOMAS JAMES S & LOUANN
6770 N OAK RD
PLYMOUTH, IN 46563

WILSON CECIL R & PAMELA M L H/W
10796 12B RD
PLYMOUTH, IN 46563

BEAM CHRISTOPHER W & STEPHANIE N
14230 7TH RD
PLYMOUTH, IN 46563

BEAM CHRISTOPHER W & STEPHANIE N
14230 7TH RD
PLYMOUTH, IN 46563

FISHER DARYL L & JUDY L H/W
6957 OAK RD
PLYMOUTH, IN 46563

GANSHORN CHESTER W 1/5 STEVEN L (C/O DOROTHY V HEFLICK
5691 REDWOOD RD
PLYMOUTH, IN 46563

GANSHORN CHESTER W 1/5 STEVEN L (C/O DOROTHY V HEFLICK
5691 REDWOOD RD
PLYMOUTH, IN 46563

OUDES JOHN HENRY & DIANA H/W
14320 7TH RD
PLYMOUTH, IN 46563

ROAT DENNIS H & JANET E H/W
PO BOX 12233
WICHITA, KS 67277

ROAT DENNIS H & JANET E H/W
PO BOX 12233
WICHITA, KS 67277

SAUER ANTHONY & RENEE ESMONT SA
6925 OAK RD
PLYMOUTH, IN 46563

STOCKMAN DWIGHT & HILDA M E
14140 W 7TH RD
PLYMOUTH, IN 46563

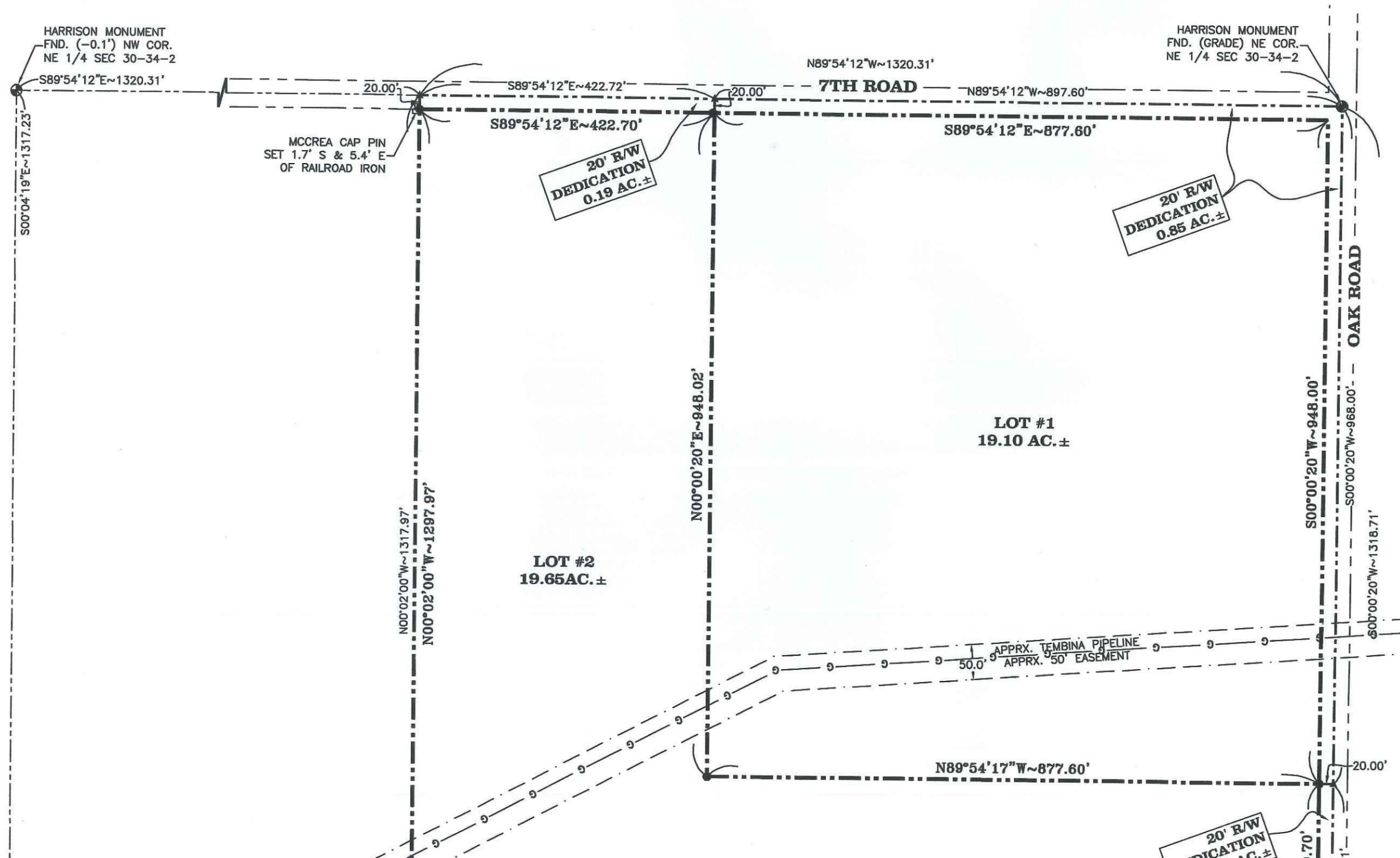
STOCKMAN JEFFRY L
14152 7TH RD
PLYMOUTH, IN 46563

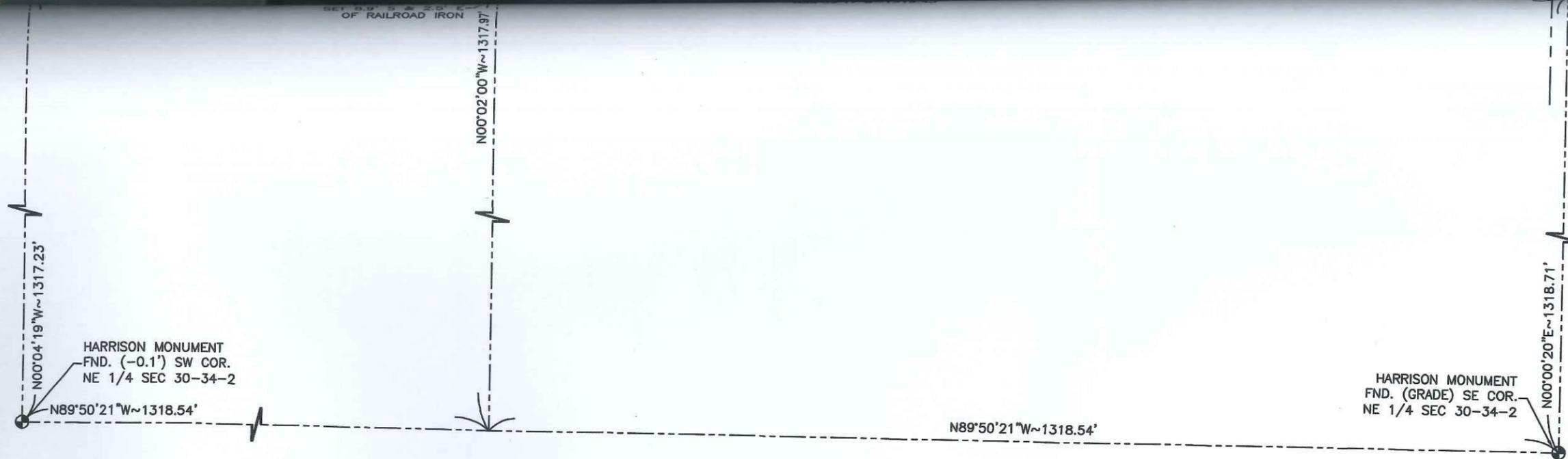
THOMAS JAMES S & LOU ANN
6770 OAK RD
PLYMOUTH, IN 46563

THOMAS JAMES S & LOUANN
6770 N OAK RD
PLYMOUTH, IN 46563

GANSHORN MINOR SUBDIVISION

39.95 ACRE TRACT BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.34N, R.2E., CENTER TOWNSHIP, MARSHALL COUNTY, PLYMOUTH, INDIANA





HARRISON MONUMENT
FND. (-0.1') SW COR.
NE 1/4 SEC 30-34-2

HARRISON MONUMENT
FND. (GRADE) SE COR.
NE 1/4 SEC 30-34-2

LOCATION MAP (N.T.S.)

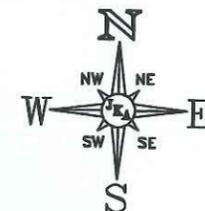


SEE REFERENCE SURVEY OF THE
SUBJECT PROPERTY RECORDED AS
DOCUMENT NO. 202101478

"I-INDUSTRIAL ZONING DISTRICT"
CITY OF PLYMOUTH MINIMUM BUILDING SETBACKS

- FRONT YARD - 50'
- SIDE YARD - 25'
- REAR YARD - 25'
- MAX BUILDING HEIGHT - 45'
- MAX LOT COVERAGE - 70%

Oak Road
Plymouth, IN
Fieldwork Feb. 26, 2021



Scale 1" = 150'
0 75 150

LEGEND

- = McCrea Cap Pin Set
5/8" X 24" rebar
- ▲ = Mag Nail Set
- ⊕ = Section Corner
- ⊞ = R.R. Iron Post

CERTIFICATION

I, Christopher W. McCrea, hereby certify that I am a Land surveyor, licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed or certified by me; that all monuments will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown. This 22nd day of March, 2021.

Christopher W. McCrea

Christopher W. McCrea
Registered Land Surveyor #20300062



SUBDIVIDERS:

CHESTER W. GANSHORN, STEVEN L. GANSHORN, DOROTHY V. HEFLICK, DANIEL J. GANSHORN, & MARTHA C. TIDEY

Prepared By: JOHN KIMPEL & ASSOCIATES, INC. 902 S 325 E WARSAW, INDIANA 46582	Christopher W. McCrea P.L.S. #20300062 574-269-1148	JOB # JK-21075
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I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Christopher W. McCrea

GANSHORN MINOR SUBDIVISION

JK-21075
PAGE 2 OF 3

39.95 ACRE TRACT BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.34N, R.2E., CENTER TOWNSHIP, MARSHALL COUNTY, PLYMOUTH, INDIANA

RECORDER

DESCRIPTION

A tract of land being the Northeast Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 2 East, Center Township, Marshall County, Indiana, more particularly described as follows:

Beginning at a Harrison monument at the Northeast corner of the Northeast Quarter of said Section 30 being within the right-of-way of 7th Road and Oak Road; thence South 00°00'20" West (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the East line of said Northeast Quarter and within the right-of-way of Oak Road, 1318.71 feet to a Mag nail; thence North 89°52'17" West, 1319.43 feet to a McCrea cap pin; thence North 00°02'00" West, 1317.97 feet to a Mag nail on the North line of said Northeast Quarter and within the right-of-way of 7th Road; thence South 89°54'12" East, along said North line and within said right-of-way, 1320.31 feet to the Point of Beginning, containing 39.95 acres more or less.

Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights of tile and drainage ditches.

This retracement description from a survey by Christopher W. McCrea dated March 5, 2021. Job Number JK-21075 with John Kimpel & Associates.

AUDITOR

STORM WATER NOTE:

Developers of the individual lots in this Plat shall be responsible for Storm Water and Erosion Control submittals to the City of Plymouth.

private sewage disposal system (septic). The lots are not to be sold as buildable lots for a septic unless they have been evaluated for a septic that meets the proposed house and lot requirements.

By: _____

Health Department Representative

Date

COMMISSION CERTIFICATE OF APPROVAL

Pursuit to the authority provided by the Acts of the General Assembly of the State of Indiana, and all Acts amendatory thereto, the undersigned certify that this plat was considered; found to be in compliance with the standards set forth in the Ordinance; and approved by the City of Plymouth Plan Commission on the _____ day of _____, 2021.

In Witness whereof, we have attached our signatures and the Commission's seal hereupon.

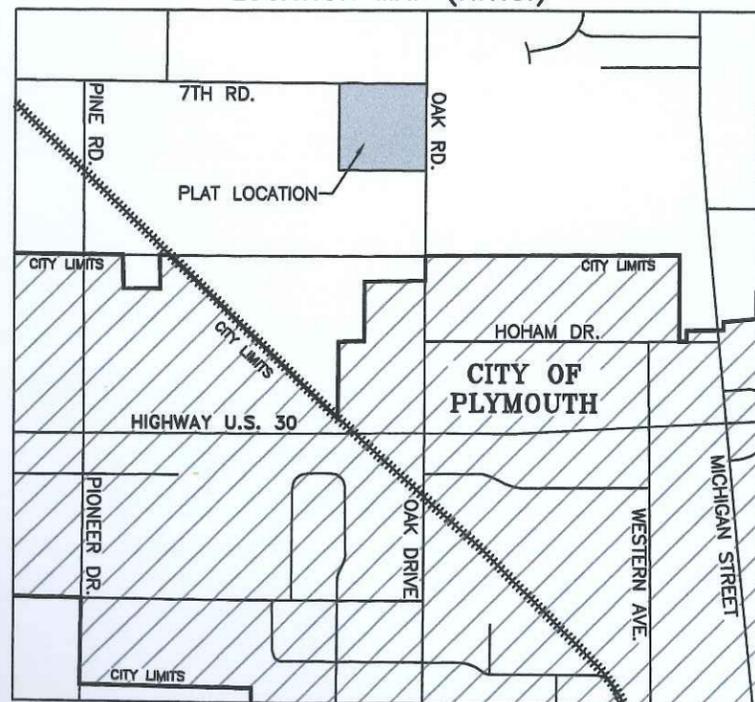
By: _____

By: _____

President:

Secretary:

LOCATION MAP (N.T.S.)



DIVIDERS:

STER W. GANSHORN, STEVEN L. GANSHORN, DOROTHY V. LICK, DANIEL J. GANSHORN, & MARTHA C. TIDEY

JOHN KIMPEL & ASSOCIATES, INC. 902 S 325 E WARSAW, INDIANA 46582	Christopher W. McCrea P.L.S. #20300062 574-269-1148	JOB # JK-21075
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GANSHORN MINOR SUBDIVISION

39.95 ACRE TRACT BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, T.34N, R.2E., CENTER TOWNSHIP, MARSHALL COUNTY, PLYMOUTH, INDIANA

CERTIFICATE OF OWNERSHIP

We, Chester W. Ganshorn, Steven L. Ganshorn, Dorothy V. Heflick, Daniel J. Ganshorn, & Martha C. Tidey, do hereby certify that we are the owners of the property described in the above captioned and that as such owners, We have caused the above described to be surveyed as shown on the hereon drawn plat as our free and voluntary act and deed.

By: Chester W. Ganshorn
Chester W. Ganshorn
By: Steven L. Ganshorn
Steven L. Ganshorn
By: Dorothy V. Heflick
Dorothy V. Heflick
By: Daniel J. Ganshorn
Daniel J. Ganshorn
By: Martha C. Tidey
Martha C. Tidey

DEED OF DEDICATION

We, the undersigned, Chester W. Ganshorn, Steven L. Ganshorn, Dorothy V. Heflick, Daniel J. Ganshorn, & Martha C. Tidey, do hereby lay off, plat and subdivide said real estate in accordance with the plat herein. This subdivision shall be known and designated as Ganshorn Minor Subdivision, an addition to Marshall County, Indiana. All streets and public areas shown and not heretofore dedicated are hereby dedicated to the public. Front, rear and side yard setback lines are hereby established as shown on said plat, between said setback lines and property lines there shall not be erected or maintained any building or structure.

By: Chester W. Ganshorn
Chester W. Ganshorn
By: Steven L. Ganshorn
Steven L. Ganshorn
By: Dorothy V. Heflick
Dorothy V. Heflick

NOTARY PUBLIC

State of Indiana County of Marshall

Before me the undersigned Notary Public, in and for the County and State, personally appeared Chester W. Ganshorn, Steven L. Ganshorn, Dorothy V. Heflick, Daniel J. Ganshorn, & Martha C. Tidey and Angela K. Bradley who acknowledged the execution of the above and foregoing instrument. I have, in witness thereof, subscribed my name and affixed my official seal.

Witness my hand and notarial seal this 30th day of March, 2021.

My Commission Expires: 10-13-2023 Angela K. Bradley
Notary Signature

County of Residence: Marshall



Comm # 0674214

NOTARY PUBLIC

State of Indiana County of Marshall

Before me the undersigned Notary Public, in and for the County and State, personally appeared Chester W. Ganshorn, Steven L. Ganshorn, Dorothy V. Heflick, Daniel J. Ganshorn, & Martha C. Tidey and Angela K. Bradley who acknowledged the execution of the above and foregoing instrument. I have, in witness thereof, subscribed my name and affixed my official seal.

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My Commission Expires: 10-13-2023

Angela K. Bradley
Notary Signature

County of Residence: Marshall



Comm # 0674214

WITNESS TO THE ABOVE SIGNATURES

Shanna Walter
Signature

Shanna Walter
Printed Name

NOTARY PUBLIC

State of Indiana County of Marshall

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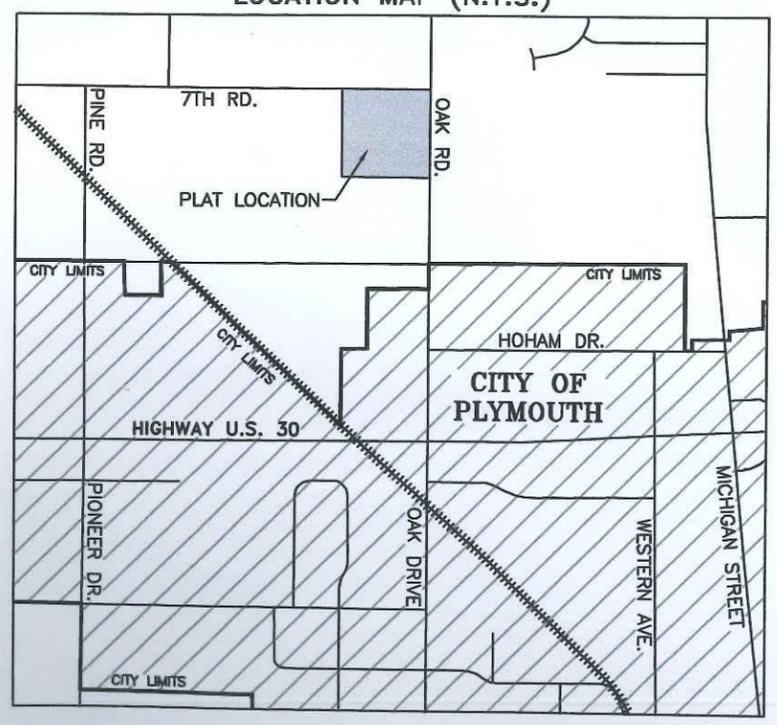
Angela K. Bradley
Notary Signature

County of Residence: Marshall



Comm # 0674214

LOCATION MAP (N.T.S.)



NOTARY PUBLIC

State of Indiana County of Marshall

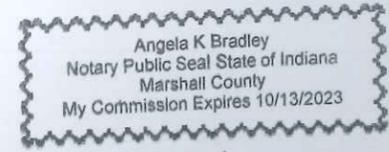
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Notary Signature

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SUBDIVIDERS:
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