

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: January 25, 2022

=====

AGENDA ITEMS:

9:00 - Auto Park Building Addition – Majority Builders, Inc.

9:20 - Markley Replat – Keith Hammonds

ATTENDANCE:

See attached Attendance Sheet for 2022-01-25

MEETING NOTES:

Auto Park Building Addition – Majority Builders, Inc.:

Project Summary:

- Auto Park, located along Michigan Road, is looking to add onto the west side of their building along with adding additional hard surface. No new parking will be added.
- The building addition will be approximately ~~40,000~~ 14,481 square feet.
- The new addition will be an S-1 construction and will be separated from the existing building by a fire separation wall.
- Electrical service will be upgraded.
- The existing pole barn located in the south-west corner of the property will be removed once the new addition is complete.

Planning:

- The parcel is zoned C-3.
- Setbacks: 20' rear and side yard.
- Exterior lighting is restricted to a 90-degree cut-off fixture. Owner explained the existing exterior lights were recently updated.
- Refer to the Plymouth Zoning Ordinance for signage restrictions.

Emergency Services:

- Nothing was addressed.

Transportation:

- A new entrance/exit driveway is being proposed along Hoham Drive approximately 80 feet west of the current driveway. The owner indicated the existing driveway will be removed during construction.

- Hoham Drive will be reconstructed within the area in the near future. Coordination between Auto Parks designer and the Hoham Drive designer is required. The City will provide contact information to the Auto Parks designer.

Utilities:

- Sanitary sewer from the new addition will go through a lift pump before discharging into the existing sanitary sewer.
- The trench drains in the service area will pass through an oil separator prior to discharging into the sanitary sewer.
- The Utility Department will need to inspect the water and sewer connections.
- The use of Cross-Linked Polyethylene (PEX) outside the foundation is not permitted.
- The City encourages the developer/contractor to utilize a solid #12 locating wire on all non-metallic utilities placed outside of the building. The ends of the locate wire should be placed out of harms way but accessible if the utility need to be located.
- Utility material specifications may be found on the City's website www.plymouthin.com.
- **Provide the Utility Superintendent with as-built drawings of interior and exterior utility schematics.**

Drainage:

- New storm sewers will be installed around the new building addition to collect storm water and divert it to a proposed drainage basin.
- Storm drainage designs will follow the drainage ordinance.

General:

- The existing service sign that was located on the side of the building has been removed and is being replaced with a new sign currently being manufactured.

Markley Replat – Keith Hammonds:

Project Summary:

- The property owner of 911 Markley Drive is interested in adjusting the interior lot lines in order to create a two-parcel subdivision.

Planning:

- The lot changes will require a re-plat.
- Once the re-plat is complete it will need to be brought back to a TRC meeting for review.

Emergency Services:

- Nothing was addressed.

Transportation:

- Nothing was addressed.

Utilities:

- During the re-plat of the property there is an open ditch on the east side of the property that conveys stormwater from the surrounding area including Markley Drive. The plat needs to provide a 50' wide maintenance easement from the ditch top-of-bank to allow access to the ditch for maintenance.
- There is a storm sewer that runs from west to east across the property approximately 410 feet south of Markley Drive. A 25' wide maintenance easement should be created and centered along the length of the existing storm sewer.

Drainage:

- Nothing was addressed.

END OF MEETING

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 ATTENDANCE SHEET:

DATE: January 25, 2022

AGENDA ITEMS: _____

WWTP Meeting Room

9:00 A.M.

900 Oakhill Ave

9:00 - Auto Park Building Addition – Majority Builders, Inc

9:20 - 911 Markley Replat – Keith Hammonds

ATTENDANCE:

CITY ATTORNEY:	Sean Surrisi	[]
CITY ENGINEER:	Rick Gaul	[]
ZONING ADMINISTRATOR:	Keith Hammonds	[]
STREET DEPT SUPT:	Jim Marquardt	[]
UTILITY DEPT SUPT:	Donnie Davidson	[✓]
WATER DEPT AST SUPT:	Jeff Yeazel	[]
WASTEWATER & SEWER AST SUPT:	Larry Hatcher	[]
GIS:	Chris Marshall	[✓]
POLICE CHIEF:	Chief Bacon	[]
FIRE CHIEF:	Steve Holm	[]
PLAN COMMISSION:	Ralph Booker	[✓]
	Doug Feece	[]
	Fred Webster	[✓]
	Mark Gidley	[]

OTHER ATTENDANCE:

NAME	COMPANY	E-MAIL
Dan S.	TE	dan@te-llc.com
RICK STYKA	AUTO PARK (ROP)	RIKESHA@UMBARGMAIL.COM
CHRIS KIONEY	MAJORITY BUILDERS	CHRISTOPHER@MAJORITY.COM
SHANE BLOTKAMP	MAJORITY BUILDER	SHANE@MAJORITYBUILDER.COM
Dan Fark	Auto Park	dfark@autopark.com