DEPARTMENT OF ENGINEERING

PUBLIC WORKS - STORMWATER MANAGEMENT

CITY OF PLYMOUTH, INDIANA

900 OAKHILL AVENUE - P.O. BOX 492

PLYMOUTH, IN 46563

PHONE574-936-3614FAX574-936-3017

TRC MEETING NOTES:

DATE: March 08, 2022

AGENDA ITEMS:

9:00 - PIDCO Facility - PIDCO / Majority Builders

ATTENDANCE:

See attached Attendance Sheet for 2022-03-08

MEETING NOTES:

PIDCO Facility – PIDCO / Majority Builders:

Project Summary:

- PIDCO is interested in constructing an industrial building located on a parcel currently owned by PIDCO. The parcel is located on the south side of Commerce Street.
- PIDCO has an existing Plymouth company that is interested in leasing the facility once finished.

Planning:

- The original plat of the area indicates there is a 75' setback from Commerce Street. The developer would like to reduce the setback to 50'.
- The parcel will need to be re-platted to reduce the setback from 75' to 50'.
- Applications to be placed on the agenda for Plan Commission meeting on April 5, 2022 needs to be turned in by March 15, 2022.
- Due to time constraints of this project the use of a hand corrected original plat can be used when turning in the Plan Commission application provided the final plat is provided to Ralph at least a week prior to the meeting.
- Parking lot green space appears to be adequate to meet the zoning requirements.
- Exterior lighting to be provided with 90-degree cut-off shields and designed so no more than 1 lumen is projected across the property line.
- Dumpsters are to be screened from public view.

Emergency Services:

• Emergency representatives were not present to answer questions or provide any information.

Transportation:

• Due to Commerce Drive not previously accepted into the City's inventory no driveway permit is required.

Utilities:

- The proposed parcel is located within a wellhead protection area. This area has restrictions that may impact the type and/or design of the facility being constructed including possible containment areas.
- The Industrial questioner has been filled out and received. The questioner will give the City a better understanding of the manufacturing process along with the materials / chemicals used and stored at the facility.
- Secondary, containment will be required for stored materials.
- Any future tenants will be required to fill out a new industrial questioner.
- The City will require an annual inspection of the site to ensure information noted in the industrial questioner remains consistent.
- New tenants should be notified of the industrial questioner and annual inspections by the building owner.
- The drawings note a 2" domestic with an 8" fire service will be installed to the proposed facility. The shutoff for each service needs to be placed adjacent to the property line.
- Facility sanitary wastewater must be separated from process wastewater. Process wastewater must pass through a monitoring manhole on the exterior of the building before being combined into a single sanitary sewer line to the City's sanitary sewer system.
- Submission of plumbing plans could eliminate the need for a monitoring manhole.

Drainage:

• The drainage and SWPPP plans have been provided. Once review fees are received by the City Office the drainage and SWPPP can be set out for review.

General:

- Any new addresses will need to be assigned through the Plymouth City Engineers Office.
- Please send a digital copy of the ALTA survey and the plat to the Utility Superintendent and the Engineering Office for their records.

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:____ March 08, 2022 _____

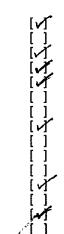
AGENDA ITEMS:	WWTP Meeting Room

9:00 A.M.

900 Oakhill Ave

9:00 - PIDCO Facility – PIDCO / Majority Builders

Sean Surrisi Keith Hammonds Jim Marquardt Donnie Davidson Jeff Yeazel Larry Hatcher Chris Marshall Chief Bacon Steve Holm Rod Miller Ralph Booker Doug Feece Fred Webster Mark Gidley



OTHER ATTENDANCE:

 NAME
 COMPANY
 E-MAIL

 OUN WENDEL
 PIDCO
 DWENDEL_540 400.000

 Shane Blotkang
 Mabeity
 Shane Be Mabeity buildees.com