

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
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TRC MEETING NOTES:

DATE: March 22, 2022

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AGENDA ITEMS:

- 9:00 Thompson Minor Subdivision, 2-Parcel Subdivide - Ralph
- 9:15 Pine Road Industrial, Lot 3 Front Setback Change – Ralph
- 9:30 Blessman Alley Vacate Request - Sean

ATTENDANCE:

See attached Attendance Sheet for 2022-03-22

MEETING NOTES:

Thompson Minor Subdivision, 2-Parcel Subdivide:

Project Summary:

- The Thompson family is interested in dividing their parcel south of the railroad tracks and to the west of Pioneer Road as indicated on the enclosed information into 2-parcels.

Planning:

- It appears the parcels would remain used for agriculture purposes for the time being.
- Currently there is a gravel entrance located along the west side of Pioneer Road that provides access to both parcels.

Emergency Services:

- Nothing was addressed.

Transportation:

- If the family desires to construct an additional driveway entrance off of Pioneer Road a driveway permit will need to be obtained from Marshall County.

Utilities:

- City utilities are not present, nothing was addressed.

Drainage:

- Contact Marshall County for any future development drainage requirements.

General:

- Addresses will need to be obtained from Marshall County.

Pine Road Industrial, Lot 3 Front Setback Change:**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.
- The parcels existing front yard setback as platted during the development is 75'. PIDCO desires to replat the parcel to reduce the front yard setback to 50'.

Planning:

- The adjacent property to the east has a 50' front yard setback. Reducing the setback to 50' will maintain a consistent setback in this area.
- The plat needs to be revised to include the current president of PIDCO.
 - Provide 3 copies of the revised plat to the Plymouth City Office and a digital copy will need to be sent to Ralph Booker.

Emergency Services:

- Nothing was addressed.

Transportation:

- Nothing was addressed.

Utilities:

Nothing was addressed

Drainage:

- Drainage and Storm Water Pollution Prevention Plans (SWPPP) have been received by the City and will be forwarded to the review consultant soon.

General:

- The address for the proposed building was issued on 3/22/2022.

Blessman Alley Vacate Request Discussion:**Project Summary:**

- Audrey and Phil Blessman have filed an application to vacate an easement / alleyway located on the north side of their property located at 114 & 116 S. Liberty St.

- The easement / alleyway was dedicated to the City of Plymouth in 1892.

Planning:

- The historic footbridge rehabilitation, located across the Yellow River on E. Laporte Street, will be starting soon and will eventually eliminate the un-official path from E. Laporte Street to the north side of the Garden Court apartments leaving the area unaccusable.
- The vacating of the easement / alleyway is not desired.

Emergency Services:

- There are frequent calls from the north side of Garden Court where access is a concern. Access to the property from the un-official path near the Yellow River is rough and undesirable.
- If a fire were to develop within the Garden Court apartment area water access is critical. Connecting to the fire hydrant at the historic footbridge by means of the vacant lot and to the fire hydrant at the intersection of E. Laporte St. and Liberty St. by means of the existing alleyway will be the best means to fight the fire.
- It would not be desirable to vacate the existing easement / alleyway.

Transportation:

- The easement / alleyway should not be vacated.

Utilities:

- There is a sanitary sewer main and a storm sewer main that serves sections of the neighborhood east of the Yellow River located within this easement / alleyway. Average depths of the sewers are between 7' and 15' deep. Vacating the easement / alleyway would hinder any repairs that would need to be performed to the mains now and the future.

Drainage:

- Storm drain located within the easement / alleyway, see Utilities note.

General:

- NIPSCO has a utility transmission line that is located along the north side of the easement / alleyway. Vacating the easement / alleyway would hinder maintenance to the utility that serves a large section of the City.

END OF MEETING

