

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 NOTES:

DATE: April 26, 2022

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AGENDA ITEMS:

9:00 American Containers – Setback Variance / Building Addition

9:15 South Pointe Subdivision, Phase III

ATTENDANCE:

See attached Attendance Sheet for 2022-04-26

MEETING NOTES:

American Containers – Setback Variance / Building Addition:

Project Summary:

- American containers are interested in reducing the front yard setback along Western Ave. from a 50' setback to a 25' setback.
- The loading docks located on the west side of the existing building will remain unchanged and will continue to enter and exit onto Western Ave.
- The new additions will be located within the grass area on the west side of the building between the two parking/truck areas and along the southern end of the building.

Planning:

- Lot coverage can not exceed 70% without a variance.
- The designer will make revisions to the drawing that was presented prior to the May Plan Commission Meeting to reflect the most current plan changes.
- With the proposed addition there was a concern about sighting distances along Western Ave. when traffic leaves the facility.

Emergency Services:

- The variance request of the building addition will not change the Fire Departments operation at this location.

Transportation:

- No new driveways therefore there is nothing that needs to be addressed.

Utilities:

- The private fire hydrant on the west side of the building will be eliminated. The fire supersession system and the domestic water is not connected to the removal of the private fire hydrant and will not impact either.
- The existing fire suppression system will be expanded upon to accommodate the additions.
- An industrial waste questioner will need to be filled out and returned to the Utility Superintendent. The questioner will be sent via email to an email provided by American Containers.

Drainage:

- With the building additions occupying a fair part of the remaining sites grass area there was a concern about the ability to address the required onsite drainage.
- In 2016 the City received as-built drawings of the previous additions but did not receive the certified as-built calculations verifying the drainage system was constructed correctly or sized to accommodate the additional hard surface. Certified calculations are needed in order to close out the previous project.
- The current proposed additions along with any other hard surface that was added without a drainage plan will need to be addressed. This includes the additional parking that was added at the south end of the parking/drive area.

General:

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South Pointe Subdivision, Phase III:**Project Summary:**

- This phase is the final phase of South Pointe Subdivision.
- Lot sizes have increased and the lot configuration has changed from the original plat therefore a secondary plat is needed.
- There will be a total of 16 lots within this phase.

Planning:

- Lot sizes are based on the requirements at the time the subdivision was approved.

Emergency Services:

- The Fire Department would like to see the roadways constructed during the first phase of construction in order to give emergency services the ability to maneuver around within the development.

Transportation:

- Nothing to address.

Utilities:

- City utilities are not present within this development.

Drainage:

- A drainage plan for all the phases of the development was previously approved in 1996-1997.

General:

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END OF MEETING

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TRC MEETING ATTENDANCE SHEET:

DATE: April 26, 2022

AGENDA ITEMS: _____

WWTP Meeting Room

9:00 A.M.

900 Oakhill Ave

9:00 American Containers – Setback Variance / Building Addition

9:15 South Pointe Subdivision, Phase III

ATTENDANCE:

CITY ATTORNEY:	Sean Surrisi	[]
CITY ENGINEER:		[]
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	[]
FIRE INSPECTOR:	Rod Miller	[✓]
PLAN COMMISSION:	Ralph Booker	[✓]
	Doug Feece	[]
	Fred Webster	[✓]
	Mark Gidley	[]

OTHER ATTENDANCE:

NAME	COMPANY	E-MAIL
Philip Brumbach	American Containers	PBrumbach@Acontainers.com
MICHAEL ISBAN	AMERICAN CONTAINERS	mishan@containers.com
Rod Miller	Ply Fire	
MARK SCARCE	MAJORITY BUILDERS	MARK@MAJORITYBUILDERS.COM
DIET WENZEL	WENZEL INDUSTRIES	WENZEL14@GMAIL.COM