

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

DATE: May 24, 2022

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AGENDA ITEMS:

9:00 Michael Iqbal Minor Subdivision Replat (PC 2022-08) – Ralph Booker

9:15 Centennial Crossing, Plan Amendment (PC 2022-09) – Ralph Booker

ATTENDANCE:

See attached Attendance Sheet for 2022-05-24

MEETING NOTES:

Michael Iqbal Minor Subdivision Replat (PC 2022-08):

Project Summary:

- Property owner is interested combining the 4 individual lots into 2 lots including moving the parcel lines north of the existing home to the north to include the existing fence with the home.

Planning:

- The replat will enhance the home that sits on, Lot #2, but will create a bad situation for Lot #1 worse. Either way the parcels north of the home are unbuildable due to being undersized combined with the setback requirements.
- Setback Requirements: 30' front yard (lot has two front yards) and 20' rear and side yard.
- During the demolition of the existing business that was previously located on site the property owner was to reimburse the city for their expenses. It is unclear if the owner has reimbursed the City at this time.
- Lots are zoned C-1

Emergency Services:

- Nothing was addressed.

Transportation:

- Nothing was addressed.

Utilities:

- Sanitary sewer is located in the alleyway south of the existing home. If proposed Lot #1 were to be developed the sanitary sewer connection

would need to cross proposed Lot #2 through an easement or be placed within the Simon Street right-of-way and connected to the sanitary sewer within the alleyway.

Drainage:

- The proposed Lot #1 has existing gravel hard surface that can be grandfathered into any new lot development unless there are stormwater issues in the area.

General:

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Centennial Crossing, Plan Amendment (PC 2022-09):

Project Summary:

- The developer of Centennial Crossing is interested in amending two of their multi-story 18 unit single bedroom apartment complexes located on the north side of the property to 18 unit two bedroom apartment complexes.
- With the above change two of the originally proposed garage buildings that were located adjacent the apartment complexes will be eliminated.

Planning:

- Ensure there is adequate parking to support the two bedroom apartment and the potential licensed drivers within each apartment.

Emergency Services:

- Nothing was addressed.

Transportation:

- Nothing was addressed.

Utilities:

- Nothing was addressed.

Drainage:

- With the elimination of the originally proposed garages and the enlarged footprint of the apartment buildings there will be less hard surface with the proposed plan amendment.

General:

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END OF MEETING

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