

**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  
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**TRC MEETING NOTES:**

**DATE: June 22, 2021**

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**AGENDA ITEMS:**

- 9:00 Auto Park Jeep – Expansion Preliminary Discussion
- 9:20 South Pointe Addition Replat Lot 29
- 9:30 Maplenet / Surf Lincoln Jr High Buildout

**ATTENDANCE:**

See attached Attendance Sheet for 2021-06-22

**MEETING NOTES:**

**Auto Park Jeep – Expansion Preliminary Discussion:**

**Project Summary:**

- Auto Park has purchased the former Country Auto Dealership located on the North side of the City.
- The desire of the new owners is to construct a public car wash on two adjacent parcels on the North side of the current building.
- The current dealership and the adjacent lots to the North are not located within the City Limits.
- The owners are interested in connecting the proposed car wash to public sewer and water.
- The Auto Park owners are also interested in enclosing all or a portion of the Rightley Ditch that is located North of the dealership and South of the proposed Car Wash.

**Planning:**

- The owner will need to contact the Plymouth Building Commissioners Office for Plymouth Zoning requirements.
- The existing dealership is utilizing a City address and receives City utilities even though the dealership is located outside the City cooperate limits. Per Marshall County Planning if the dealership will remain outside the corporate limits it will need to change their address to the previously assigned Marshall County address.
- If the dealership would like to remain using the City address the dealership and the proposed car wash should be annexed into the City. The owner should approach the City Attorney to find out more about the annexation process.

- It was suggested that the multiple parcels be combined into one or two parcels. See Ralph for more information.
- Front yard setback 30', Rear yard setback 20', Side yard setback 20'.
- Lot coverage is restricted to 70% lot coverage.
- The proposed car wash site falls within the Airport Overlay Zoning Area. Refer to the Plymouth Zoning Ordinance for overlay requirements.

**Emergency Services:**

- Nothing was addressed.

**Transportation:**

- The proposed car wash will receive a new entrance / exit driveway off of Michigan Road. Permit required.
- The 3 driveways entering / exiting onto Michigan Road from the existing dealership will be eliminated and a new, more accommodating, driveway will be added. Permit required.

**Utilities:**

- Dan Sellers indicated the proposed carwash is interested in reclaiming and reusing a portion of their wash water.
- The existing dealership is currently connected to municipal water and sewer. Water and sewer connections to the proposed car wash will have to be done by extending the private utilities from the existing dealership. A grinder pump may be required.
- Water service to the dealership is supplied by crossing Key Banks property. It is unknown if there is an easement around the utility services.
- There is a 6" diameter fire service and a 1" domestic water service supplying the building.
- The owners engineer will need to determine the demand the car wash will have and will need to determine the size of services the buildout will need.
- Private services can be installed by directional boring place on private property. Permission will need to be obtained from the Marshall County Drainage Board to place utilities in the area of the County drain.
- Water supply valving shall be installed so each building can be isolated.

**Drainage:**

- A drainage plan is required when adding additional hard surface of 4,000 square feet or above.
- A Storm Water Pollution Prevention Plan (SWPPP) is required if an 1 acre or more will be disturbed.
- Dan Sellers indicated the proposed car wash will be constructed within a flood plain.
- Since there is existing work with the Marshall County Surveyor, and the parcels are located outside the Plymouth Corporate limits, the drainage plan will be submitted to the Marshall County Surveyors Office. The

SWPPP is to be submitted to the Marshall County Soil and Water Conservation District.

**General:**

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**South Pointe Addition Replat Lot 29:**

**Project Summary:**

- The replat involves Lots 28, 29, 30, 31, & 32
- The owners of lots 28 & 30 will purchase lot 29 and divide it.
- The presented Subdivision Replat Application (PC-2021-05) does not mention Lots 31 & 32.
- The owner of lot 32 will be reducing their lot by approximately 1' to allow the owners of lot 31, Kraig & Betty Blackman, the ability to increase their lot width. The Blackmans expressed concern regarding the double staking at the property.

**Planning:**

- By reducing the width of lot 32 by an approximately 1' the existing shed that is located on lot 32 will be approximately 0.5' from the property line with the overhang of the shed hanging over the property line onto lot 31.
- Ralph will do research but it does not appear a building permit was obtained to build the shed on 32.
- A question was raised if the Board of Zoning Appeals will require the shed to be relocated further away from the property line to the south.
- Any maintenance to the north side of the shed located on lot 32 will require permission from the owner of lot 31 to enter upon their property.

**Emergency Services:**

- Nothing was addressed.

**Transportation:**

- Nothing was addressed.

**Utilities:**

- No City services are located within the area.

**Drainage:**

- Drainage will be handled by Marshall County.

**General:**

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## **Maplenet / Surf Lincoln Jr High Buildout:**

### **Project Summary:**

- Surf Broadband Solutions, also known as Surf Air & Maplenet, is interested in installing fiber within select areas in and around the City of Plymouth.
- The proposed fiber installation will take place along City streets and within alleyways.
- The buildout will utilize the recently installed school fiber installation as their backbone.

### **Planning:**

- The Board of Works and Safety will potentially have questions / concerns regarding the placement of the proposed installation within the public right-of-way.

### **Emergency Services:**

- Nothing was addressed.

### **Transportation:**

- With many of the handholes and/or connection points “Flower Pots” being proposed to be located on both sides of an alley or street the risk for damage to a handhole and/or a connection point is very likely during snow removal or general maintenance.

### **Utilities:**

- The continued underground installations within the public right-of-way are creating problems when it comes to the repair or expansion of public sewer & water utilities. This typically comes at an increased cost.
- It was noted that locates should be performed and the site visited prior to the design phase to ensure the proposed route location can be achieved.
- Changes made in the field at the time of installation have placed installations too close, or on top of, existing public utilities making changes and/or repairs to public utilities challenging.
- City personnel asked, why the proposed installation did not consider using existing power poles. Surf Broadband Solution does not want to place their installation on the power poles due to the weather exposure and the pole rental cost.
- Services to potential customers will be installed at the same time the main fiber is installed.
- Maplenet / Surf Broadband uses fiberglass traffic rated handholes in lieu of the concrete handhole structure with steel lids as preferred by the City because of cost.

### **Drainage:**

- Nothing was addressed.

**General:**

- Discussion took place regarding the naming of the project and the need to name a project that is a better representation of what is being done.
- Proposed cabinets are 24"x18"x48" tall and are installed above grade but over a handhole.
- Proposed handholes will be constructed of a polymer or similar material with a load rating of 22,000 lbs. Size of handholes are 24"x18"x 24" tall and are installed below grade with an at grade lid. The placement of handholes are determined by splice connections.
- Service Connection "Flower Pot" structures are plastic and are not traffic rated.
- Drawing Legend: Yellow = 12 strand fiber, Purple = 24 strand fiber, Light Blue = 48 strand fiber, Orange = 96 strand fiber. Thumb Tacks = above grade cabinets.
- 1 – Strand of fiber will feed 32 homes.
- Paul Storm with the Troyer Group will send the City a digital file to try and achieve better clarity of the proposed installation. Update: received file, proposed layout is based on 2016 Google Earth images and still does not provide the level of detail the City is used to seeing with this type of buildout.

**Questions:**

- If a handhole is damaged by the public or the City who is responsible for fixing the damaged handhole and who pays for it?
- Who is liable for accidents involving a damaged and/or undamaged handhole?
- During the recent "Maplenet" buildout, that included interconnecting some of the schools in the area, a vast majority of the approved route locations were being placed under the existing sidewalks to avoid public utilities. Why was the installation not placed under the sidewalks as approved by the City?
- Regarding above ground markers used for identification and locating. Can Surf Broadband use the, at grade, version of the "FINK" marker to reduce the unsightly above ground markers needed for this project?

**END OF MEETING**

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- 9:00 AUTO PARK JEEP – EXPANSION PRELIMINARY DISCUSSION
- 9:20 SOUTH POINTE ADDITION REPLAT LOT 29
- 9:30 MAPLENET/SURF LINCOLN JR HIGH BUILDOUT

*602 E Jefferson Blvd*

**ATTENDANCE:**

<b>CITY ATTORNEY:</b>	Sean Surrisi	[ ]
<b>CITY ENGINEER:</b>	Rick Gaul	[ ]
<b>ZONING ADMINISTRATOR:</b>	Keith Hammonds	[ ]
<b>STREET DEPT SUPT:</b>	Jim Marquardt	[ ]
<b>UTILITY DEPT SUPT:</b>	Donnie Davidson	[ ]
<b>WATER DEPT AST SUPT:</b>	Jeff Yeazel	[ ]
<b>WASTEWATER &amp; SEWER AST SUPT:</b>	Larry Hatcher	[ ]
<b>GIS:</b>	Chris Marshall	[ ]
<b>POLICE CHIEF:</b>	Chief Bacon	[ ]
<b>FIRE CHIEF:</b>	Chief Miller	[ ]
<b>PLAN COMMISSION:</b>	Ralph Booker	[ ]
	Doug Feece	[ ]
	Fred Webster	[ ]
	Jim Sherwood	[ ]

**OTHER ATTENDANCE:**

NAME	COMPANY	E-MAIL
<i>Dan Sellers</i>	<i>Territorial Eng.</i>	<i>dan@te-llc.com</i>
<i>Rick SMITH</i>	<i>NORFOLK PROP. LLC</i>	<i>RICKSMITH@EMBARGMAIL.COM</i>
<i>Kraig + Betty Blackman</i>		<i>miah@embargmail.com</i>
<del><i>WENZEL BUILDERS</i></del>		
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<i>Paul Strom</i>	<i>Troyer Group</i>	<i>pstrom@troyergroup.com</i>
<i>Shane Gann</i>	<i>DLCI</i>	<i>sgann@dlci.net</i>