

PLYMOUTH PLAN COMMISSION SPECIAL SESSION

June 15, 2021

The Plymouth Plan Commission met in special session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on June 15, 2021 at 7:00 p.m.

Commission President Doug Feece called the meeting to order with Commissioners Alex Eads, Rick Gaul, Mark Gidley, Randy Longanecker, Linda Secor, Bill Walters and Fred Webster answering roll call. As allowed by Governor Holcomb's Executive Orders and Resolution 2021-947 Beth Pinkerton attended the meeting virtually through Microsoft Teams. The public was allowed to attend the meeting virtually through Microsoft Teams or in person. Commissioners Angela Rupchock-Schafer and John Yadon was absent. City Attorney Surrisi and Plan Consultant Booker were also present.

The following case was tabled at the June 1, 2021 regular session of the Plan Commission.

**PC 2021-01:** Bill Spatz - Plymouth Associates Limited Partnership, 14 N. Peoria, Unit 3F, Chicago, IL. 60607: A two (2) lot Minor Subdivision, Dearborn Minor Subdivision, Lot 1 of 1.03 acres and Lot 2 of 4.556 acres, on parcel 50-32-93-202-096.000-019, located at 320 N Kingston St., Plymouth, IN 46563, zoned C-1, General Commercial District.

Plan Consultant Booker reviewed the findings of fact and reviewed his report for the tabled request. He added that at the Board of Public Works and Safety meeting the applicant asked for stormwater retention basin be reduced to 12,000 cubic feet instead of the 53,000 cubic feet required for the whole subdivision. This request was denied and would require 53,000 cubic feet on the final drainage plan. They are in the process of finalizing the drainage plan. He then suggested that the commission approve the subdivision with the stipulation that it would not be signed until the final calculations were approved by City Engineer Rick Gaul.

Surrisi added that after denying the request for reducing the stormwater retention basin the board did approve the drainage plan subject to the City Engineer's approval. Which would allow for the Plan Commission to approve the subdivision with the stipulation that Booker had just spoken about.

John Wojtila was present to speak about the updates to the subdivision and the drainage plan. He stated that they will be lowering the existing basin to accommodate the 53,000 cubic feet of retention required. He added that he appreciated how the staff worked with them on this difficult project. They will have the final drainage plan and calculations submitted the next day, and will hopefully have the final approval by the end of the week if not early next week.

Gaul stated that he believed that by lowering down the pump station, it would allow for total positive drainage creating a dry basin and was a good engineering move. They believe that this would address a one-hundred-year storm due to the dry bottom of the basin. He was also informed by Wojtila that they were putting a 1% or 2% slope on the basin which would allow for easy maintenance. Gaul stated that this was a very viable drainage plan for this project.

Webster asked if by lowering the pump station would that affect the water table any. Gaul stated that from what he has heard, the pond will be shallower than it was before, just the wet well will be deeper to help get the water out.

Longanecker asked if the pump station would have a permanent generator. Gaul stated that they had in their plans to have a generator receptacle to where if the power were to go out, they could come and attach a portable generator to it.

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Gidley asked who would be responsible to attach the portable generator. Gaul stated that would be between Dollar General and the current property owner. Wojtila stated that Dollar General would be responsible for maintaining their property and the current property owner would be responsible for maintaining their property, but Dollar General would still have self-help rights. So, if the property owner were to not maintain something, Dollar General could do it, and reduce it from their rent. In turn the current property owner would be responsible.

Gidley asked if the self-help rights was a deed restriction. Wojtila stated that this was due to the drainage easement that would be recorded.

Gidley asked if they were to sell this building to another investor, would this easement and restrictions transfer to them. Wojtila confirmed this.

Commissioners Webster and Gidley moved and seconded to open the public hearing. The motion carried. There were no comments from the public at this time.

Webster and Gidley moved and seconded to close the public hearing. The motion carried.

Gidley stated that he was good with granting the approval of the subdivision dependent on the City Engineer, but asked if there were plans to include sidewalks and take down the large green sign currently on the corner. Wojtila stated that there would be sidewalks on both Kingston and Jefferson Street, and the large green sign that was currently there would be taken down.

Gidley asked if the sign the Dollar General would put up would be a monument sign or an arial sign. Wojtila stated that they typically like to put up a pole sign, but he was not sure what their plans were for it at this time. Surrisi stated that whatever the sign was would need to meet standards or they would have to seek a variance for it.

Longanecker asked if the whole lot would get repaved or would it just be the Dollar General lot. Wojtila stated that they would be repaving the Dollar General lot, but not the existing lots.

Gidley voiced concern about the light pole on the existing lot that had been run into previously being a hazard that would need to be addressed with the property owner. Surrisi stated that he would reach out to them

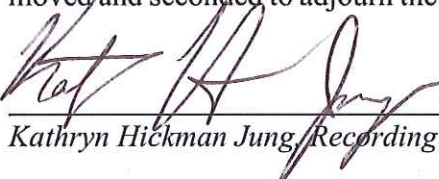
Commissioners ~~Walters~~ <sup>Webster</sup> and Secor moved and seconded to approve PC 2021-01 with the provision that the drainage plan be fully approved by the City Engineer before the signing of the plat by the commission. The motion carried by roll call vote.

Yes: Eads, Gaul, Gidley, Longanecker, Pinkerton, Secor, Webster, Feece

No: Walters

Absent: Yadon, Rupchock-Schafer

There being no other business to come before the Commission, Commissioners Webster and Gidley moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:20 p.m.

  
Kathryn Hickman Jung, Recording Secretary

*As requested by Walters at the July 2021 PC mtg.*