

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

DATE: August 10, 2021

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AGENDA ITEMS:

9:00 13610 6C Road -Easement/ROW Vacate – Ralph Booker

9:15 2100 N Michigan – Culvers Restaurant – CE Plans

ATTENDANCE:

See attached Attendance Sheet for 2021-08-10

MEETING NOTES:

13610 6C Road -Easement/ROW Vacate – Ralph Booker:

Project Summary:

- Owners of the property, located at 13610 6C Road (Lot 16), are interested in vacating the 10' wide easement between Lot 16 and Lot 17.
- The easements and the adjoining properties are part of the Shady Brook Estates Subdivision located within the 2-mile zoning boundary of the City of Plymouth.
- Shady Brook Estates was approved by the City of Plymouth in July of 1971 and by Marshall County in August of 1971.

Planning:

- Per the presented plat it appears the 10' wide easement is a Marshall County easement that would best be vacated by the Marshall County Commissioners through a favorable recommendation from the Plymouth Technical Review Committee (TRC) members.
- Additional discussion took place regarding a similar easement located between lot 13 and lot 14 of this same subdivision and the potential of vacating that easement as well.
- **With the parcel being located outside the City of Plymouth Corporate Limits but within the 2-mile zoning boundary the Technical Review Committees (TRC) favorably recommends the vacating of the 10' wide easement between lot 16 and lot 17 along with the 10' wide easement between lot 13 and lot 14 of the Shady Brook Estates Subdivision if so desired.**

Emergency Services:

- Nothing was addressed.

Transportation:

- No City streets are located in the area, nothing to address.

Utilities:

- The Marshall County Commissioners will need to review the easement to ensure there is no desire to utilize this area in the future for the creation of a regional sewer district.
- No City utilities are located in the area, nothing further to address.

Drainage:

- No City drainage facilities are located in the area, nothing to address.

General:

- Nothing was addressed.

2100 N Michigan – Culvers Restaurant – CE Plans:**Project Summary:**

- Developers are interested in demolishing the former Ponderosa restaurant located at 2100 N. Michigan Street to construct an approximate 4,300 square foot, 104 seat Culver's Restaurant.
- The development will utilize the former Ponderosa double entrance / exits

Planning:

- The presented plan shows 22 parking spaces along the southern edge of the proposed project. Plymouth Zoning requires a 130 square foot green space for every 20 parking spaces. The plans will need to be altered to reflect the addition of the green space.
- Parking lot lighting have been reviewed and appear to meet zoning requirements.

Emergency Services:

- A 'Knox' rapid access system is required. Contact the Plymouth Fire Department for more information.
- If the building requires a fire suppression sprinkler system the Plymouth Fire Department will require a 5" 'storz' fire connection to be placed on the outside of the business and connected to the internal fire protection system.

Transportation:

- Nothing to address.

Utilities:

- The existing water service is a 2" connection.
- The 2" service is metered at the curb. This means that all the domestic and fire service usage connected after the meter will be billable.
- Lawn irrigation, the City requires the irrigation to be metered separately. If lawn irrigation is required a separate service line will be required, which can be branched off the existing 2" line prior to the meter pit.
- The Utility Superintendent questions a 5" 'storz' connection with only a 2" service line.
- Backflow preventors are required on all domestic, irrigation and fire service.
- The designed sanitary sewer has been reviewed and appears to be acceptable.
- The designed grease trap appears to be acceptable.

Drainage:

- Per Bernie Feeney, easements / agreements have been obtained along all the existing storm water drainage system as it cuts across adjacent properties.
- Bernie will provide the above-mentioned easement / agreements to the City Engineers Office.

General:

- **This project does not need to come before the TRC for further review provided the City Utility Department and Engineering Department receives and has the ability to review the final civil and architectural drawings prior to a building permit being obtained.**
- **A revised parking lot layout should be sent to the Building Commissioner to review the changes discussed during the meeting.**

END OF MEETING

