

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

DATE: September 28, 2021

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AGENDA ITEMS:

9:00 - SOUTHERN TIRE MART – JUAN JIMENEZ

9:15 - INFORMATION REGARDING SPLITTING A 40 ACRE PARCEL - TOD LANGFELDT

ATTENDANCE:

See attached Attendance Sheet for 2021-09-28

MEETING NOTES:

Southern Tire Mart – Juan Jimenez:

Project Summary:

- Southern Tire Mart is looking to locate on the South-East side of the paved parking lot at the Pilot Travel Center located at 10619 9A Road East of Plymouth.
- The building will contain 3 semi maintenance bays with a single restroom and a storage area.
- The plan is to connect the proposed building to the Pilot Travel Center's domestic water and sanitary sewer.
- It is expected there will be a maximum of 3 employees on the largest shift.

Planning:

- Site is zoned C-3 with a minimum 30-foot front yard setback and a minimum 20-foot rear and side yard setback.
- Per the Plymouth Zoning Ordinance 1-parking space is required per 200 square-foot plus 1-parking space per employee based on the largest shift.
 - The developer / designer would like to look into an agreement with the Pilot Travel Center to use their extra parking similar to what they have done with other build sites.
 - The Building Commissioner, Keith, will look into the existing parking spaces available at the Pilot Travel Center.
- The developer / designer is planning on using building mounted lights to light the area. Refer to the Plymouth Zoning Ordinance for lighting requirements.
- Per the City Zoning Ordinance, signage is limited to 4 signs per building. Any additional signs will require a variance.
- Refer to the Plymouth Zoning Ordinance for landscaping requirements.

- Variances must be approved by the Board of Zoning Appeals (BZA). The BZA meets on the 1st Tuesday of each month with requests to be placed on the agenda received on or before the 15th of the month prior to the meeting unless the 15th falls on a weekend then the request needs to be received on the Friday prior to the 15th.
- A State design release, drainage plan and SWPPP approval are needed prior to obtaining a local building permit. Once a State design release is obtained a copy of the approved plans and design release will need to be sent to the Plymouth Plan Commissioner for his approval. Plymouth's approval is typically a 24-48 hour turnaround.

Emergency Services:

- Nothing was addressed.

Transportation:

- Nothing was addressed.

Utilities:

- The proposed site is located outside of the Plymouth's corporate limits and is not served by City utilities.
- The site has had issues in the past with sanitary sewer and the proposed development will need to verify with the Marshall County Health Department to determine if there is sufficient capacity in the water and sewer system to accept the additional demand.
- Marshall County Health Department should be contacted as soon as possible.

Drainage:

- No City drainage facilities are located in the area.
- A drainage plan is required including a calculated release rate. Drainage plans will need to be turned into the Plymouth Clerk Treasures Office. For Plymouth drainage requirements refer to <https://www.plymouthin.com/departments/division.php?structureid=57> for more information.
- The designer / developer will need to contact the Marshall County Highway Department to discuss the use of a side-road swale as a discharge point for the proposed detention basin outlet, as mentioned during the meeting. If the detention basin does not have a discharge point the basin will need to be designed to hold a 24 hour 100-year storm event.
- Due to the proposed construction disturbing 1-acre or more a Storm Water Pollution Prevention Plan (SWPPP) is required. This plan will be turned into Marshall County Soil and Water with a copy sent to the Plymouth City Engineer.
- Plymouth drainage approvals typically take around 10 working days unless problems are encountered or changes are needed.

General:

- The developer / designer will need to contact Ty Adley, Marshall County Plan Director, to request a new address.

40 Acre Parcel – Tod Langfeldt (6149 Michigan Road):**Project Summary:**

- Tod Langfeldt is looking to purchase a 40+ acre parcel at 6149 Michigan Road.
- The plan is to divide the property into 2 parcels. One parcel will contain 25 acres that will also include the existing house and the second parcel will contain the remaining 15 acres.

Planning:

- The site is zoned R-1 with a minimum lot frontage of 50-foot and a 210-foot minimum lot width. Front yard setback is a minimum of 75-foot, rear yard is 20-foot and side yard is 15-foot.
- The newly created lots will need to conform to a maximum width to depth ratio of 1:3 or 3 time the lot width unless a variance is requested.
- When laying out the parcel line near the existing home be sure to place the parcel line a minimum of 15' from the existing home.
- Make sure the existing water well and on-site septic system is completely located on the lot associated with the home.
- Variances must be approved by the Board of Zoning Appeals (BZA). The BZA meets on the 1st Tuesday of each month with requests received on or before the 15th of the month prior to the meeting unless the 15th falls on a weekend then the request needs to be received on the Friday prior to the 15th.
- The parcel split will require a minor plat to be created and approved by the Plymouth Plan Commission. Plymouth Plan Commission meets on the 1st Tuesday of each month with requests to be placed on the agenda received on or before the 15th of the month prior to the meeting unless the 15th falls on a weekend then the request needs to be received on the Friday prior to the 15th.

Emergency Services:

- Nothing was addressed.

Transportation:

- Nothing was addressed.

Utilities:

- The proposed site is located outside of the Plymouth's corporate limits and is not served by City utilities.

Drainage:

- If either of the lots will be developed a storm water drainage and a Storm Water Pollution Prevention Plan (SWPPP) may be required.

END OF MEETING

