

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
FAX 574-936-3017

TRC MEETING NOTES:

DATE: January 11, 2022

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AGENDA ITEMS:

- 9:00 - HP Plymouth, LLC – Dan Sellers, Rich Zeigler
- 9:15 - Langfeldt Minor Subdivision – Ralph Booker
- 9:30 - Solar Project, Waste Water Treatment Plant – Donnie Davidson

ATTENDANCE:

See attached Attendance Sheet for 2021-09-28

MEETING NOTES:

HP Plymouth, LLC – Dan Sellers, Rich Zeigler:

Project Summary:

- HP Plymouth, LLC is looking to build a distribution facility on lots 5 & 6 of VanVector Farms Inc. PUD Phase VIII at the west end of Miller Drive.
- The development will see vehicle and semi traffic.
- A gated accessway will lead to the south side of the building where a 3-bay loading dock along with other overhead doors will be present.
- The developer desires to replat the 2 parcels into a single parcel, eliminating the common property line between lots 5 & 6.
- The building will be fully sprinkled.
- The developer is proposing to get started in the spring of 2022.

Planning:

- A 35' easement along the north property lone of lot 6 and the east property line of lot 5 will accommodate a future extension of the existing roadway if the City desires.
- Setbacks: 25' rear and side yard, 50' front yard.
- 45' height restriction.
- Development is restricted to 70% hard surface lot coverage.
- There shall be a 130 square foot green space area per 20 parking spaces.
- Exterior lighting is restricted to a 90 degree cut-off fixture.
- Refer to the Plymouth Zoning Ordinance for signage is restrictions.

Emergency Services:

- The designer will need to present the plans to the Plymouth Fire Chief to get his input on emergency vehicle access and maneuverability.
- A 5" Storz fire connection will be required on the outside of the facility to aid the fire suppression system in the event of a fire.
- A Knox Box will be required on the outside of the facility.

Transportation:

- A driveway to the property already exists therefore a driveway permit is not required.
- If the roadway will need to be cut there is a \$500 min. road cut fee required.

Utilities:

- Water and fire service could be feed from a single connection but would need to be separated and independently valved at the property line.
- There is an existing sewer tap but there isn't an existing water tap.
- It is believed the sewer tap is a 6" diameter and the water main is an 8" diameter. Verification is required.
- The water and sewer services need to be separated by a minimum of 10'.

Drainage:

- The drainage basins that are represented on the preliminary plan will change as the drainage plan and calculations are developed.
- The proposed drainage basins will drain into an existing private drainage swale located on the west side of the developed property.
- Due to the sites existing topography and the desired development, there will be a substantial amount of grading that will take place on the property.

General:

- Address request are done through the City Engineers Office and must be requested by the owner of the property or can be requested by others provided the owner grants permission to someone else and is documented as such.

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

Project Summary:

- Tod Langfeldt is interested in dividing a single 40 acre parcel, located at 6149 Michigan Road, into two parcels (15 acre & 25 acre).

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.

- Per Ralph the newly created lots conform to a maximum width to depth ratio of 1:3 or 3 time the lot width.
- Existing home is on a private well and septic system.

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 through Marshall County.

Other Business - Solar Project, Waste Water Treatment Plant

Project Summary

- The Plymouth Waste Water Department is looking to construct a solar panel project to the east of their facility and is interested in discussing the zoning requirements that need to be meet for such a project.
- A public meeting will be held at a later date.

Planning

- Parcel zoning is R-2.
- Per the TRC meeting on December 14, 2021 it was suggested the parcels of the wastewater be joined together into a single parcel. With further discussions on the matter with the Building Commissioner it was determined the joining of the City owned parcels was not necessary to achieve the proposed solar project.
- All setbacks and screening requirements on exterior parcel lines will be observed.

Emergency Services

- See December 14, 2021 notes.

Transportation

- No comments.

Utilities

- No Comments.

Drainage

- See December 14, 2021 notes.

General

- No comment

END OF MEETING

