

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
CITY OF PLYMOUTH, INDIANA
900 OAKHILL AVENUE - P.O. BOX 492
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TRC MEETING NOTES:

DATE: March 08, 2022

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AGENDA ITEMS:

9:00 - PIDCO Facility – PIDCO / Majority Builders

ATTENDANCE:

See attached Attendance Sheet for 2022-03-08

MEETING NOTES:

PIDCO Facility – PIDCO / Majority Builders:

Project Summary:

- PIDCO is interested in constructing an industrial building located on a parcel currently owned by PIDCO. The parcel is located on the south side of Commerce Street.
- PIDCO has an existing Plymouth company that is interested in leasing the facility once finished.

Planning:

- The original plat of the area indicates there is a 75' setback from Commerce Street. The developer would like to reduce the setback to 50'.
- The parcel will need to be re-platted to reduce the setback from 75' to 50'.
- Applications to be placed on the agenda for Plan Commission meeting on April 5, 2022 needs to be turned in by March 15, 2022.
- Due to time constraints of this project the use of a hand corrected original plat can be used when turning in the Plan Commission application provided the final plat is provided to Ralph at least a week prior to the meeting.
- Parking lot green space appears to be adequate to meet the zoning requirements.
- Exterior lighting to be provided with 90-degree cut-off shields and designed so no more than 1 lumen is projected across the property line.
- Dumpsters are to be screened from public view.

Emergency Services:

- Emergency representatives were not present to answer questions or provide any information.

Transportation:

- Due to Commerce Drive not previously accepted into the City's inventory no driveway permit is required.

Utilities:

- The proposed parcel is located within a wellhead protection area. This area has restrictions that may impact the type and/or design of the facility being constructed including possible containment areas.
- The Industrial questioner has been filled out and received. The questioner will give the City a better understanding of the manufacturing process along with the materials / chemicals used and stored at the facility.
- Secondary, containment will be required for stored materials.
- Any future tenants will be required to fill out a new industrial questioner.
- The City will require an annual inspection of the site to ensure information noted in the industrial questioner remains consistent.
- New tenants should be notified of the industrial questioner and annual inspections by the building owner.
- The drawings note a 2" domestic with an 8" fire service will be installed to the proposed facility. The shutoff for each service needs to be placed adjacent to the property line.
- Facility sanitary wastewater must be separated from process wastewater. Process wastewater must pass through a monitoring manhole on the exterior of the building before being combined into a single sanitary sewer line to the City's sanitary sewer system.
- Submission of plumbing plans could eliminate the need for a monitoring manhole.

Drainage:

- The drainage and SWPPP plans have been provided. Once review fees are received by the City Office the drainage and SWPPP can be set out for review.

General:

- Any new addresses will need to be assigned through the Plymouth City Engineers Office.
- Please send a digital copy of the ALTA survey and the plat to the Utility Superintendent and the Engineering Office for their records.

END OF MEETING

