

**DEPARTMENT OF ENGINEERING**  
**PUBLIC WORKS – STORMWATER MANAGEMENT**  
**CITY OF PLYMOUTH, INDIANA**  
900 OAKHILL AVENUE - P.O. BOX 492  
PLYMOUTH, IN 46563

PHONE 574-936-3614  
FAX 574-936-3017

**TRC MEETING NOTES:**

**DATE: November 22, 2022**

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**AGENDA ITEMS:**

- 9:00 Faulstich Minor Subdivision – Ralph Booker
- 9:15 Joe Adams Minor Subdivision - Discussion

**ATTENDANCE:**

See attached Attendance Sheet for 2022-11-22

**MEETING NOTES:**

**Faulstich Minor Subdivision:**

**Project Summary:**

- Mark and Joyce Faulstich wish to build a home on a portion of their property for their son and his family.
- The divided piece of property will have a width of 168.5 feet by 600 feet.
- A variance from development standards has already been obtained for the reduction of lot width and the relief from the 1:3 width to depth lot ratio.
- A driveway permit has also been obtained from INDOT.

**Planning:**

- All variances are in place with nothing preventing the ability to proceed to the Plan Commission.

**Emergency Services:**

- Nothing to address.

**Transportation:**

- Nothing to address.

**Utilities:**

- Nothing to address.

**Drainage:**

- Nothing to address.

**General:**

- None

## **Joe Adams Minor Subdivision - Discussion:**

### **Project Summary:**

- Joseph & Patricia Adams are interested in subdividing a portion of their property along the southern edge in order for their daughter and her family to construct a home.
- Access to the lot will be off a private drive owned by the neighbor to the south. The neighbor has already agreed to this.
- The new home will have its own on-site septic system and its own on-site water well.

### **Planning:**

- A variance is needed to reduce the lot width from the required 210 feet to 100 feet. Variances are obtained through the Plymouth Board of Zoning Appeals (BZA). The BZA meets on the first Tuesday of each month at 7:30 pm. To be placed on the agenda applications can be obtained from the Plymouth City Office. Filled out application needs to be returned to the City Office on or before the 15<sup>th</sup> of the month prior to the BZA meeting.
- With a favorable approval from the BZA a surveyor will need to prepare a minor subdivision plat to present to the Plan Commission.
- It was advised to obtain BZA approvals prior to hiring a surveyor to prepare a plat.
- Accessing the property from the privately owned drive to the south needs to be part of the deed. It was advised to also have the deed of the driveway owner modified to include the ingress / egress easement on their deed as well.
- Zoning indicates there is a 20' rear yard setback and a 10' side yard setback with a 35' height restriction.
- There are setbacks required between septic systems and wells on the same property as well as neighboring properties. Contact the Marshall Count Health Department for more information.

### **Emergency Services:**

- Nothing to address.

### **Transportation:**

- Nothing to address.

### **Utilities:**

- Nothing to address.

### **Drainage:**

- Nothing to address.

### **General:**

- None

**END OF MEETING**

