

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: May 14, 2024

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AGENDA ITEMS:

9:00 – Tall Oaks Improvements - Bernie Feeney

9:15 - Marshall County Career Innovation Center Building - Christopher Kidney

ATTENDANCE:

See attached Attendance Sheet for 2024-5-14

MEETING NOTES:

Tall Oaks Improvements:

Project Summary:

- A developer is interested in developing the unfinished portion of the Tall Oaks development. The developer would like to amend the original 1991 PUD to allow the construction of multi-family homes. The intent is to construct 75+ two-to-three-bedroom single family condo units.
- Each unit will contain a minimum of two parking spaces. One parking space will be located within an attached single car garage and the second parking space will be located within the driveway leading to the attached garage. Guest parking was not discussed.

Planning:

- Current zoning of the area is R-2.
- Sidewalks will be required. See City standards for requirements.

Emergency Services:

- Properly spaced fire hydrants are required.
- Ensure emergency equipment can maneuver within and around the development.

Transportation:

- If the dead-end of Crimson Ln. and Winding Oak Dr. are not extended into the developed area a properly sized and paved cul-de-sac will need to be constructed and dedicated to the city.
- Roadways being dedicated to the City will need to be designed and constructed to City standards.

Utilities:

- City utilities are located nearby but will need to be extended to serve the area.
- Water utility mains shall be 'looped' to prevent dead-ends.
- Utilities for each unit shall be independently connected and metered.
- Utilities being dedicated to the City will need to be designed and constructed to City standards.

Drainage:

- The drainage for the site was originally designed for single homes and roadways. The developer / designer will need to evaluate the new hard surface requirements to determine if the drainage basin and/or drainage system will need to be resized.

General:

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Marshall County Career Innovation Center Building:**Project Summary:**

- The proposed development will remove the existing open storage building located on the north side of 701 Berkley Street.
- A new 11,000 square foot building will be constructed along with several bus parking, standard vehicle parking and aisleways.
- Sidewalks will be added to provide a pathway to the new training center.
- A greenhouse will be added to the south-west of the proposed training center
- A chain-link fence will be added around the developed area in order to control access.
- All areas will be paved, no gravel.

Planning:

- The designer / designer will need to reference the Plymouth Zoning Ordinance for outdoor lighting, sidewalks and signage requirements.
- Due to the adjacent land surrounding the development is owned by the Plymouth School Corporation there is no need to implement landscaping requirements.

Emergency Services:

- The new building will be fully sprinkled.
- Ensure emergency equipment can maneuver within and around the area.

Transportation:

- Access onto Berkley Street will remain but will potentially be enhanced.

Utilities:

- A detailed layout of all the utilities and their connections is needed.

- The water service to each building needs to be a metered service.
- The water service into the commercial structure needs to have a serviceable backflow preventer.
- The building being used to service buses and vehicles needs to contain an oil / grease separator along with a sediment trap.
- An oil separator is not required in the greenhouse.
- There would not be any service connection fees if connecting into an existing service.

Drainage:

- The City will need a storm drainage design and an erosion control plan.

General:

- A new address will need to be requested and assigned for the new building.

END OF MEETING

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TRC MEETING ATTENDANCE SHEET:

May 14, 2024

AGENDA ITEMS:

WWTP Meeting Room

9:00 A.M.

900 Oakhill Ave

9:00 – Tall Oaks Improvements - Bernie Feeney

9:15 - Marshall County Career Innovation Center Building - Christopher Kidney

ATTENDANCE:

CITY ATTORNEY:	Jeff Houin	[✓]
CITY ENGINEER:	Dan Sellers	[]
ZONING ADMINISTRATOR:	Dennis Manuwal	[✓]
STREET DEPT SUPT:	Jim Marquardt	[]
UTILITY DEPT SUPT:	Donnie Davidson	[✓]
WATER DEPT AST SUPT:	Mike Vollrath	[]
WASTEWATER & SEWER AST SUPT:		[]
GIS:	Chris Marshall	[✓]
POLICE CHIEF:	Chief Bacon	[]
FIRE CHIEF:	Steve Holm	[]
FIRE INSPECTOR:	Rod Miller	[✓]
PARK SUPERINTENDENT:	Mike Hite	[]
PLAN COMMISSION:	Ralph Booker	[✓]
	Doug Feece	[]
	Fred Webster	[✓]
	Mark Gidley	[]

OTHER ATTENDANCE NAME COMPANY E-MAIL

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