

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
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TRC MEETING NOTES:

DATE: May 12, 2026

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AGENDA ITEMS:

9:00 – PIDCO development in Pioneer North Industrial Subdivision Discussion

ATTENDANCE:

See attached Attendance Sheet for 2026-05-12

MEETING NOTES:

Tom Read Minor Subdivision Discussion:

Project Summary:

- PIDCO is planning 2 spec buildings a 13,500 sq multi-tenant Warehouse ‘A’ and 20,000 sq ft Warehouse ‘B’ for lease. The goal is to develop Lot 2 of Pioneer North Industrial Sub (SE corner of Commerce (Greenlee Dr) – Pioneer Dr Intersection.
- They explained that there is a 50’ natural gas (Pembina) Pipeline running through the middle of the lot at an angle that restricts a lot of the space. The Contact for Pembina is Russ Leedhan
- The area is zoned Industrial
- The buildings would be classified as S-1 moderate hazard and be sprinkled. The building shells would be of type II-noncombustible construction
- Provisions for splitting Warehouse “A” down the middle into two leases is planned.
- The developer would like to request a variance for front yard setback from 50’ to 20’ due to the restrictions associated with the lot and also the width of the Right of Way on Commerce Dr. being 120’ with Commerce being a dead end street at this time.
- Shared parking is anticipated.

Planning:

- A front yard setback variance would likely be looked at as favorable.
- Usage will need to comply with zoning standards.
- Truck locating and maneuvering appears to need improvement to allow for easier access to loading docks. Street parking of Semis would be frowned upon.
- Modification of the drainage improvements in the South 70’ drainage easement may allow semi driveway modifications to the existing plan to allow easier loading dock access.
- Sidewalk provisions need to be made so that the lot owner is responsible for future pedestrian facility needs in Pioneer and Commerce drive bordering the lot.

Emergency Services:

- Concern exists with access to fire apparatus near the 20,000 sq ft building. Options may include self-containment for hazardous materials within the buildings, easement on the bordering INDOT property, better access to building.

Transportation:

- Nothing to address at this time.

Utilities:

- The developer is aware that the property is located on the fringe of the Well-Head Protection area, and some uses may be restricted.
- A 16" Water main exists along Pioneer and an 8" along Commerce.
- A 12" sanitary sewer exists on the west side of Pioneer and an 8" on north side of Commerce.
- Contact utility dept for permit fees which are associated with water meter size.

Drainage:

- The site is allowed a release rate to the swale along the south line up to a 10yr storm. The swale along the south is not a county regulated drain so it can be moved or modified as long as the flow rate is not impeded.
- The drainage improvements within existing drainage easements around the site should not be impeded
- Downspouts expected to be piped to detention areas.

General:

- There is a 5' non-access easement to Pioneer so no access driveway access is allowed (I missed that earlier.)
- Crossings of the pipeline easement must happen at 90 degrees.

Respectfully noted by Dan Sellers