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: ~~**July 9, 2024**~~ **March 10, 2026**

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AGENDA ITEMS:

9:00 – Zoning Change, 1829 W. Jefferson St. (Ty Adley)

ATTENDANCE:

See attached Attendance Sheet for 2026-03-10

MEETING NOTES:

Zoning Change, 1829 W. Jefferson St. (Ty Adley):

Project Summary:

- The property owner, Jeff Miller, is interested in converting the former vehicle sales property located at 1829 W. Jefferson Street into a restaurant

Planning:

- A proposed restaurant is within C-3 zoning district and is an acceptable use.
- The proposed remodel will need to obtain a state design release due to the change of use from the former office space to a restaurant.
- Per the discussion at the meeting plans were recently sent to the State.
- A second restroom will need to be added to the building and both restrooms will need to meet ADA accessibility standards.
- Per the provided site plan there appears to be a 50-foot wide easement located to the west of the existing building parcel. The owner / developer will need to inquire what the easement can be used for before utilizing this space.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time provided the existing drive will not be relocated or no additional drives will be added.

Utilities:

- Per City's records, the existing building is served by City water with the sanitary sewer utilizing a private grinder pump / force main with its outlet discharging into the City's sanitary sewer system located on the north side of W. Jefferson Street.
- The new restaurant will need a 1,000 gallon grease trap installed. This grease trap must be located on the outside of the building. Waste from the restroom facilities shall be configured to bypass the grease trap.

- There will need to be a water service backflow preventer installed. Backflow preventers are to be inspected every year by a certified inspector and results provided to the City of Plymouth Water Department.
- Utility standards can be found on the City of Plymouth's website. www.plymouthin.com

Drainage:

- No additional hard surface will be added to the property therefore a drainage plan is not required although the existing drainage basin shall be maintained in good working order free from overgrown vegetation.
- As a note: the A. T Wallace legal tile cuts through the east side of the property.

General:

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END OF MEETING

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TRC MEETING ATTENDANCE SHEET: March 10, 2026

AGENDA ITEMS: **WWTP Meeting Room**

9:00 A.M. **900 Oakhill Ave**

9:00 - Zoning Change, 1829 W. Jefferson St. (Ty Adley)

ATTENDANCE:

MAYOR:	Robert Listenberger	[ ]
CITY ATTORNEY:	Jeff Houin	[✓]
CITY ENGINEER:	Dan Sellers	[✓]
ENGINEER TECH.:	River Watson	[✓]
ZONING ADMINISTRATOR:	Dennis Manuwal	[✓]
STREET SUPERINTENDENT:	Jim Marquardt	[ ]
UTILITY SUPERINTENDENT:	Donnie Davidson	[✓]
WATER ASST. SUPERINTENDENT:	Mike Vollrath	[ ]
GIS:	Chris Marshall	[ ]
POLICE CHIEF:	John Weir	[ ]
FIRE CHIEF:	Steve Holm	[ ]
FIRE INSPECTOR:	Rod Miller	[✓]
PARK SUPERINTENDENT:	Mike Hite	[ ]
PLAN DIRECTOR:	Ty Adley	[✓]
	Doug Feece	[ ]
	Fred Webster	[ ]
	Mark Gidley	[ ]

OTHER ATTENDANCE NAME	COMPANY	E-MAIL
Tim	Street	Street Foreman @ Plymouth
John Kirk	Maple Street Apartments	johnrkirk@comcast.net