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: April 14, 2026

==========

AGENDA ITEMS:

9:00 – Garden Court Horizons - Brent Martin
9:15 - Menominee Heights, Dedication - Burke Richeson
9:30 - Oviedo's Plat - Ty Adley
9:45 - 2550 N. Michigan St. Re-Zoning - Ty Adley-Eric Carter
10:00 - 323 W. Monroe St. - Kristian Eicher, Blue Skies Renovations LLC
10:15 - 12498 Maple Road, Minor Subdivision (Bryan Naylor & Jayne Aker)
10:30 - Site Plan Checklist, Discussion - Dennis Manuwal

ATTENDANCE:

See attached Attendance Sheet for 2026-4-14

MEETING NOTES:

Garden Court Horizons - Brent Martin:

Project Summary:

- The location of the Garden Court Horizons development will located on the south-east corner of Lake Ave. / SR-17 and Glem Overmeyer Dr.
- The proposed development will consist of 9 proposed buildings that will contain 4 apartments within each building or 32 apartments plus a community building. The development also provides two additional 'future buildings' if the need arises.
- Access to the development will be through two new drives entering / exiting onto Glen Overmeyer Dr.
- 2 parking spaces have been added for each apartment with additional spaces added to serve the community building. If the 'future buildings' are added additional parking spaces will also need to be added.
- The developer is interested in developing an agreement that they will not fight annexation after a 10-year period if the city desires to do so.

Planning:

- Parking space width needs to be 10'x20' and isle spacing between parking spaces needs to be 25'.
- The developer shall supply the Plymouth Building Commissioner with building site compaction test results.
- Proposed landscaping will consist of environmentally favorable plantings. It was suggested that environmentally favorable areas be bordered by some type of maintained edge in order to better define the different landscape areas.

Emergency Services:

- The developments private fire hydrant will be served by a single 8-inch water main.
- The private fire hydrant will need to be relocated to a mor accessible location away from buildings and parked vehicles.
- There is a concern that the single private fire hydrant feed by a single 8-inch diameter main will have enough flow to support two fire trucks.

Transportation:

- The two new entrances will require driveway permits onto the County roadway. This will also include either new or reconfigures driveway culverts placed under each driveway.

Utilities:

- The developer is proposing to install, and dedicate, a gravity sanitary sewer from the existing sanitary sewer located on the north side of Lake Ave. / SR-17 south under the roadway to a series of sanitary manholes stopping on the north side of the development proposed buildings. From the end of the gravity line the developer will install a private lift station and force main to serve the development.
- The developer is also proposing to install, and dedicate, an 8-inch diameter water main from the existing water main located on the north side of Lake Ave. / SR-17 south under the roadway ending at a master city water meter within the development. From master water meter the developer will install private water infrastructure within the development to serve each building / apartment and providing a private fire hydrant.
- The city will provide a fire flow test to the developer and the developer will supply the city with the water usage calculation.
- Garden Court would like private shutoffs to each apartment that are located on the outside of the building. Individual private meters were also discussed.
- Utilities dedicated to the city shall be placed within a utility easement.
- With the development being located outside the city corporate limits utilities will be charged an out-of-city usage fee and there is also a fee for the private fire hydrant.

Drainage:

- The proposed drainage basin for the development will utilize the existing outlet pipe that is located on the south side of the property. This existing outlet discharges under the Glen Overmeyer Dr. roadway. This drainage basin outlet will most likely need to be reconfigured to accommodate the additional runoff.
- The site contains several unknown stormwater drainage pipes that have been installed over the years. The developer is interested in locating the drainage pipes, with the City's help, and installing a system that is more beneficial to the developed area.
- Offsite water will need to be ran in an "urban drain" and can bypass the developments detention basin or flow through the detention basin provided the basin is correctly sized.
    - Drain to be a minimum of 12-inch diameter pipe.
    - Pipe to be located within a utility and/or drainage easement sized appropriately for the depth of the installation.

General:

- Due to the property being located outside the Plymouth corporate limits and being accessed from a Marshall County roadway address for the property, buildings and apartments will need to be obtained from the Marshall County Planning Department.
- As discussed, addresses displayed on post and panel signs may be best to better identify building and apartments.

Menominee Heights, Dedication - Burke Richeson:

Project Summary:

- Construction Management and Design (CMD) have completed the buildout of the Menominee Heights development and wants to start the process of dedication.

Planning:

- Nothing to address at this time.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Discussions took place regarding the surface condition of the approximately 60 feet of the previously installed Knott Court roadway and who was responsible for resurfacing this area. This section of roadway was installed by a previous developer and is still in good shape, but the current developer is willing to discuss the matter with the Street Superintendent.

Utilities:

- Per the developer the sanitary sewer located in the alleyway north of the development was previously dedicated to the city.
- The developer will need to provide the city with copies of all easements containing dedicated utilities of infrastructure.

Drainage:

- The constructed Storm sewer system has not been reviewed but will be completed by the May Board of Works meeting.

General:

-

Oviedo's Plat - Ty Adley:

Project Summary:

- Mr. Oviedo will replat 4 existing lots located along the east side of Beerenbrook St. between Harrison St. and Corbin St. into 3 lots.
- The existing home and garage located at 1025 W. Harrison St. will remain and will be part of 'Lot A' of the replat.

- Previously a Modular home placed on a permanent foundation was being proposed. Note: Manufactured homes, formally known as mobile homes, are not allowed.

Planning:

- The provided preliminary minor subdivision plat will need corrections and addition prior to plat approval.
    - Need better title clarity.
    - Conveyance Certification: It is not understood why this statement exists and should be removed.
    - Lot 'C' has two front yard setbacks and the setback callout along Beerenbrook St. is incorrect. The front yard setbacks along Beerenbrook St. and Corbin St. are 20' each.
    - The plat depicts the paved Beerenbrook St. not being centered within the streets right-of-way and appears to encroach onto the proposed lots. This is not correct and will need to be adjusted.
    - Add Plat Note: The sanitary sewer service for the existing home located on 'Lot A' will need to be relocated and placed within the 10' wide sanitary sewer easement noted on the plat.
    - Add Plat note: The sanitary sewer service for 'Lot B' will need to be constructed and placed within the 10' wide sanitary sewer easement noted on the plat.
    - Add Plat note: The sanitary sewer service for 'Lot C' may connect into the sanitary sewer main located on the north side of Corbin St.
- Beerenbrook St. and Corbin St. are not wide enough for on-street parking therefore off-street designated parking is required. Note: off-street parked vehicles are not to block or park across sidewalks.
- Per City requirements sidewalks are required along Beerenbrook St. from Harrison St. to Corbin St. and along Corbin St. from Beerenbrook St. to the east property line of the minor subdivision.
- Sidewalks are to be minimum of 5-foot wide by 4-inches thick, meet all Americans with Disabilities Act (ADA) requirements and include ADA ramps at all street crossings.
- Nothing shall be built within any easements.
- All application fees, connection fees and stormwater fees shall be paid prior to obtaining a building permit.
- The replat of the lots will not need to go before the Plan Commission and can be signed by the Plymouth Building Commissioner once correctly completed.
- Depending on the style of homes being placed on each lot a variance of use may be needed.

Emergency Services:

- Nothing to address at this time.

Transportation:

- A driveway permit is required for lots 'B' and 'C'. Applications can be picked up at the Street Department and returned with a drawing of the proposed driveway.
- All street cuts require a Street Cut Permit obtained through the Street Department. Street cut fees start at a $500 base plus asphalt costs. Large street cuts must be made by a qualified contractor.
- All street cuts shall be neatly cut.

- Compacted granular backfill shall be used for all street cuts. Compacted granular backfill shall extend a minimum of 5-foot beyond the edge of pavement.

Utilities:

- Plat Note: The sanitary sewer service for the existing home located on 'Lot A' will need to be relocated and placed within the 10' wide sanitary sewer easement noted on the plat.
- Plat note: The sanitary sewer service for 'Lot B' will need to be constructed and placed within the 10' wide sanitary sewer easement noted on the plat.
- Plat note: The sanitary sewer service for 'Lot C' may connect into the sanitary sewer main located near the north side of Corbin St.
- Due to the potential depth to utility mains any excavation performed in the city right-of-way must be done by a qualified contractor.
- The sanitary sewer laterals must be SDR 35 gasketed piping with an accessible tracer wire and shall have a minimum 12-inch cover. Laterals shall be separated from each other by a minimum of 3 feet.
- The City of Plymouth will core drill all utility mains provided the excavated trench is properly stabilized.
- A sanitary sewer cleanouts need to be located within 5 feet of the home.
- Any existing or proposed home shall be connected to the sanitary sewer and water main independently from each other. No shared connections are allowed.
- Mr. Ovideo, his plumber, needs to provide the Utility Superintendent with a sketch of the utility layout for each of the 3 proposed lots.
- Additional specifications can be found at www.plymouthin.com.

Drainage:

- If the developed site has more than 10,000 square feet of impervious surface the developer is required to submit a drainage plan. The hard surface quantities include the home, driveway, sidewalk, patios and any detached structures.
- To prevent sediment from leaving the site the proposed lots each lot will need to follow the "Small Lot Erosion Control" measures outlined on Plymouth's Stormwater Management webpage. https://www.plymouthin.com/department/index.php?structureid=39

General:

- The developer of lots 'B' and 'C' will need to request addresses from the City.

2550 N. Michigan St. Re-Zoning - Ty Adley-Eric Carter:

Project Summary:

- The proposed developer is interested in re-zoning the property to C-3 Corridor Commercial and is seeking a variance to place a passenger & truck fueling facility within the C-3 zoning.
- This development is not a truck stop. Truck stops are typically associated with shower facilities and a full scale restaurant which this development will not have.
- The development will consist of a convenience store with fuel for automobiles and commercial trucks open 24/7.
- There will be 6 automobiles and 5 commercial fueling islands.

Planning:

- The proposed conceptual design is being brought to the TRC to gather additional technical information and receive comments.
- The development team is underway with a traffic impact study and is expecting results soon.
- The development team has been in discussions with the Airport Superintendent, Bill Sheley, regarding AFF requirements.
- The shaded lines located on the conceptual design plans indicated the approximate location of the city's access easement to the solar panels that are located to the south of the proposed development. The location of the access easement may change slightly as final plans progress.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- The development team has been in discussion with the Utility Superintendent, Donnie Davidson, regarding sanitary sewer and water service connections.
- If the development does not exceed the current service connections to the property there will be no additional utility connection fees except for a possible water meter replacement fee.

Drainage:

- The drainage ditch along N. Michigan Street is a Marshall County regulated drain. Marshall County regulated drains typically have a 75-foot statutory maintenance easement on both sides of the regulated drain. The development team will want to discuss the matter with the Marshall County Surveyor, Craig Cultice, before finalizing any site designs.
- Refer to the City's Stormwater Management website for stormwater ordinance requirements and technical standards. https://www.plymouthin.com/department/index.php?structureid=39
- This development will be considered a "Hot Spot" and will require water quality best management practices.

General:

-

323 W. Monroe St. - Kristian Eicher, Blue Skies Renovations LLC:

Project Summary:

- The homeowner of 323 W. Monroe St. has hired Blue Skies Renovations Limited to add off-street parking to the home along with other renovation projects to the home itself.
- Blue Skies Renovations Limited "contractor" provided a site plan sketch of a proposed driveway along the east side of the home. The entrance to the driveway adjacent to the roadway contains a modified wide entrance.
- The estimated driveway width is 10 feet.

Planning:

- The east side of the home has several obstacles that will need to be relocated including an over-the-air TV tower, central air conditioning condensing unit and NIPSCO natural gas meter and gas service line. All of which will have to be removed and relocated.
- It was recommended that a survey of the property be carried out to identify if there is enough room on the east side of the home to construct a driveway. If there was a previous survey of the area done one may be able to obtain that through the Marshall County Recorder's Office.
- The total impervious surface for the entire lot can not exceed 65% without seeking a variance. Impervious surfaces include buildings, sidewalks, steps, porches, driveways, etc.
- It was recommended to re-plat the parcel that contains the garage/shed with the parcel that contains the home to consolidate everything into a single parcel.
- Residential driveways can be gravel.
- The removal of the existing tree near the roadway may require the tree to be replaced somewhere else nearby. Guidance may be obtained from the Plymouth flower and tree committee.

Emergency Services:

- Nothing to address at this time.

Transportation:

- The proposed driveway will require a driveway permit and drawing. Driveway permits may be obtained through the Street Department.
- The proposed widened driveway entrance will have to carefully be designed and constructed so stormwater is not trapped against the curb or creates a ponding condition within the roadway.
- The city sidewalk that will be removed and reinstalled will need to meet ADA standards for running slope and cross slope.
- The contractor will need to present the widened and inset driveway entrance to the Board of Works for approval due to the alteration to the roadway.

Utilities:

- Nothing to address at this time.

Drainage:

- The driveway will need to be constructed to prevent stormwater from flowing onto the neighboring property. An inverted driveway was suggested or a curb placed adjacent to the neighboring property.
- If stormwater flows to the roadway it must be designed to flow into the nearby storm inlets. Stormwater is not to create ponding within the roadway or parking areas.

General:

12498 Maple Road, Minor Subdivision (Bryan Naylor & Jayne Aker):

Project Summary:

- The purpose of the minor subdivision is to split the property containing the existing home from the rest of the property.

Planning:

- The plan needs to not the location of the existing septic system and septic system drainage field.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- Nothing to address at this time.

Drainage:

- Nothing to address at this time.

General:

-

Site Plan Checklist, Discussion - Dennis Manuwal:

General:

- The proposed document was discussed.

END OF MEETING

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 ATTENDANCE SHEET: April 14, 2026

AGENDA ITEMS: **WWTP Meeting Room**

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

9:00 – Garden Court Horizons - Brent Martin
9:15 - Menominee Heights, Dedication - Burke Richeson
9:30 - Oviedo's Plat - Ty Adley
9:45 - 2550 N. Michigan St. Re-Zoning - Ty Adley-Eric Carter
10:00 - 323 W. Monroe St. - Kristian Eicher, Blue Skies Renovations LLC
10:15 - 12498 Maple Road, Minor Subdivision (Bryan Naylor & Jayne Aker)
10:30 - Site Plan Checklist, Discussion - Dennis Manuwal

ATTENDANCE:

MAYOR:	Robert Listenberger	[ ]
CITY ATTORNEY:	Jeff Houin	[✓]
CITY ENGINEER:	Dan Sellers	[✓]
ENGINEER TECH.:	River Watson	[✓]
ZONING ADMINISTRATOR:	Dennis Manuwal	[✓]
STREET SUPERINTENDENT:	Jim Marquardt	[ ]
ASSISTANT STREET SUPERINTENDENT	Tim Bittinger	[✓]
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
Brent Martin	SRKM	brent@srkmarch.com
Kevin L. Berger	Easterday Construction	mail@easterdayconstruction.com
Blake Warner	Wightman	bwarner@gowightman.com
Dan Yerks	Wightman	dyerks@gowightman.com
Burke Richeson	Collins Equity Grp	Bricheson@CollinsEquityGroup.net
Rob McClellan	CMD	robert.mcclellan23@gmail.com
Kristian Eicher	Blue Skies Renovations	blueskiesreno@gmail.com
Eric Carter (Virtual)	**WEIHE Engineers**	**cartere@weihe.net**
Jason Horowitz (Virtual)	**GBT Realty**	**jhorowitz@gbtrealty.com**