DEPARTMENT OF ENGINEERING

PUBLIC WORKS – STORMWATER MANAGEMENT

CITY OF PLYMOUTH, INDIANA

900 OAKHILL AVENUE - P.O. BOX 492

PLYMOUTH, IN 46563

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TRC MEETING NOTES:

DATE: June 25, 2026

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AGENDA ITEMS:

9:00 – GC Horizons LP (Kevin Berger, Brent Martin)

ATTENDANCE:

See attached Attendance Sheet for 2026-06-23

MEETING NOTES:

GC Horizons LP (Kevin Berger, Brent Martin):

Project Summary:

- The location of the GC Horizons LP 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. The eastly drive will be somewhat steep due to the grade change on that side of the property.
- There are two location where retaining walls will be added to mitigate slope concerns.
- Per the designer, each living unit is separated from the other by a firewall.
- Post and panel signs will be added in various areas of the development to better clarify individual addresses.
- The site will contain areas of sustainable landscape.
- 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:

- Separate building permits will be required for each building structure.
- All the contractors for the project must be listed separately on the building permit.
- All tap fees are to be paid before a building permits can be issued.
- A variance of use was approved in 2025.
- A variance to reduce the setbacks was given in 2025 to reduce the front setback to 15'.
- Per the calculations on the design plans the number of parking spaces being provided will exceed the minimum requirements.

- The Swale within the Glen Overmyer R/W does not leave room for a future 8' wide pedestrian trail extension as designed. According to the Plan Commission minutes on 6-3-25, a waiver of sidewalk requirement was granted with a stipulation for providing a recorded easement to allow the City to place the trail in the future. There was a map attached to the application showing the trail in the approximate location of the proposed swale. The grading plan proposed would make trail construction exceedingly difficult, requiring storm piping, inlets and extensive fill material, etc. Dan did not think this was acceptable.
- There was a sidewalk waiver permitted by the Planning Commission in 2025, this space should be shown on the site plan.
- All drainage and SWPPP measures must be complete and signed off by the city Engineer before an occupancy permit can be provided.

Emergency Services:

- Each grouping of units shall have an emergency key box centrally located and accessible.

Transportation:

- Driveway permits will need to be obtained from Marshall County.

Utilities:

- The designer will need to contact INDOT to determine what the requirements are to place city water and sanitary sewer under S.R. 17. Does the installation need to be placed within a steel casing, placed at a right angle to the roadway or can the installation be performed by directional drilling.
- The installed utilities under S.R 17 up to the north side of the development, excluding the sanitary sewer lift station, will need to be placed within a utility easement with the utilities dedicated to the City of Plymouth.
- The designer will need to calculate the water flow needed for the development. Tap fees are based on the water meter size.
- The water meter placement should be located after the hydrant to avoid excess utility fees due to water hydrant flushing.
- Is the proposed structure 508 going to be deep enough to service the future southern building without the need for a lift / grinder pump?

Drainage:

- Discussions took place about the possibility of replacing a portion of the proposed open ditch along the S.R. 17 and Glen Overmyer Dr. with an enclosed storm water pipe. Developer will investigate the matter.
- Plans provided do not show the location, size and the diameter of the existing pipe under the roadway south of the proposed drainage basin.
- The site appears to have challenging topography. There are some safety concerns on the detention pond...namely that ponds over 4' deep should be benched to provide a flat refuge for every 4' of elevation. The majority of this pond appears to be 5' deep although I did not receive calculated volume of detention. Can staging detention be designed in other site areas (such as just east of the west entrance drive or building courtyards to reduce the main basin depth to below 4 feet?
- It was recommended to tie the downspout piping to storm sewer structures rather than daylighting though the basin bank. (Such as tie the downspouts for the southern buildings to ST 504. The storm sewer piping needs to extend to the

bottom of the basin or rip rap channel protection be provided from the end of the pipe to the bottom of the basin.

- Due to the extreme topography and extensive proposed site grading, erosion control is a concern. The current erosion control plan drawing looks incomplete.
- It was recommended to use erosion control mats on slopes and vegetating the detention area early in Construction phasing to reduce erosion impacts. Share as much SWPPP information with the contractors and inspectors as possible, For example, share the phasing of different BMPS such as stipulating that the main slope to the basin be stabilized and protected with vegetation prior to building the southern buildings
- Impervious Coverage needs to be shown and calculated. The potential cutoff should be factored into the consideration along with the potential for future units as well.

General:

- Due to the parcel being located outside the Plymouth corporate limits and not expected to be annexed into the City of Plymouth soon the addresses for this development will need to be assigned by Marshall County.
- Closing on the property is expected to take place near the 3rd week of July with a 14–18-week construction timeline. Construction is expected to start soon.

END OF MEETING

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TRC MEETING ATTENDANCE SHEET: June 23, 2026

AGENDA ITEMS: **WWTP Meeting Room**
9:00 A.M. **900 Oakhill Ave**

9:00 - **GC Horizons LP (Kevin Berger , Brent Martin)**

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 Architecture	brent@srkmarch.com
Blake Warner	Wightman	bwarner@wightman.com
Kevin L Berger	Easterday Construction	mail@easterdayconstruction.com