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 14, 2026

==========

AGENDA ITEMS:

9:00 – Minor Subdivision, 2525 Western Ave. - Carl Stockberger

ATTENDANCE:

See attached Attendance Sheet for 2026-7-14

MEETING NOTES:

Minor Subdivision, 2525 Western Ave.:

Project Summary:

- The property owner of the parcel located at 2525 Western Ave. is interested in sub-dividing the parcel into two sellable lots. The purposed Lot 1 will be 7.39 acres in size and encompass the existing on-site building. Lot 2 will be made up of the remaining 21.30 acres.
- There is currently a proposed buyer of Lot 1. This proposed buyer is planning on constructing enclosed utility trailers used in the telecommunication industry.

Planning:

- The lot created around the existing on-site building will be created to conform to all setback requirements.
- The preparer of the minor subdivision plat will need to show all easements on their drawing.

Emergency Services:

- Nothing to address at this time.

Transportation:

- There is an electrical control panel that is located near the south-east corner of the 1.17-acre lot that is part of Lot 2 located on the south side of Pilgrim Ln. This electrical panel controls the street lighting along Pilgrim Ln. The exact location of the wire across this parcel from the control panel to the street lighting is unknown.

Utilities:

- The provided plat does not show an easement on the west and north side of Lot 2 in the areas of the existing storm sewer piping and structures.
- There is a yard hydrant located to the south-west of the existing building and the owner of said hydrant shall be determined once the parcel is subdivided.

Drainage:

- A drainage plan was previously designed for the existing building located on Lot 1 in 2017. This drainage plan contained a drainage basin located to the north of the existing building. This drainage basin will now be located on the proposed Lot 2 parcel. Provisions need to be made to grant the owner of Lot 1 the ability to continue to drain too this basin and be able to maintain the existing drainage basin located on Lot 2.
- Future development of the remaining minor subdivision will require site drainage to be addressed.

General:

-

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: July 14, 2026

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

9:00 - Minor Subdivision, 2525 Western Ave. - Carl Stockberger

ATTENDANCE:

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

OTHER ATTENDANCE NAME	COMPANY	E-MAIL