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

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TRC MEETING NOTES:

DATE: August 11, 2026

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AGENDA ITEMS:

9:00 – Habitat for Humanity, Dora Lane Subdivision - Dan Yerks

ATTENDANCE:

See attached Attendance Sheet for 2026-8-11

MEETING NOTES:

Habitat for Humanity, Dora Lane Subdivision:

Project Summary:

- Habitat for Humanity currently owns several vacant parcels within the Neidlinger Park 1st Section, and they will re-plat the area from the Illinois St. / Dora Ln. intersection south. The re-plat will be located within an R-3 zoning.
- The purpose of the re-plat is to create buildable residential parcels within the area.
- The re-plat will also extend Illinois St., Berkley St. and Dora Ln.
- Roadway extensions will contain 2-foot wide concrete curb and gutter placed on each side of the roadway.
- All utilities and road / alleyways will be dedicated to the city.

Planning:

- The proposed development requires sidewalks to be constructed along the roadside of the proposed parcels. The sidewalks are to be installed by the builder of each lot. The builder will install the sidewalks per the locations provided by the developer and will utilize the City of Plymouth standards for their construction.
- The developer is not responsible for the sidewalks on the west side of the Dora Ln. extension.
- A non-access easement will be added to the re-plat along the east side of Dora Ln. from Illinois St. to Berkley St. A non-access easement will be added along the south side of Illinois St. from the Dora Ln. / Illinois St. intersection east and from the Dora Ln. / Berkley St. intersection east. This distance will be 70-feet from the intersection of the streets and not from the curbline.
- It was discussed about maintaining a 20-foot setback along the east property lines to create a uniform or consistent visual building setback.
- Lot 1 could face Illinois Street or Dora Street, so the setbacks should indicate that. If the dwelling faces Dora, the setback needs to be 15' at the east line and if the structure faces Illinois Street, the south side of the lot will need to be adjusted to match the 15' setback.

- Lot 2 frontage will be along Illinois Street, so the south side setback will need to be adjusted to match the rear yard 15' setback.
- Lot 6 frontage could face Dora or Berkley Street, and the setbacks should be adjusted to match. If the frontage is Dora, then the east setback will need to be adjusted to match the 15'. If the frontage is to face Berkley then the north setback will need to be adjusted to match the 15' setback.
- Lot 7 frontage will be off of Berkley so the north setback will need to be adjusted to match the rear yard 15' setback.
- A discussion took place regarding the width of the proposed alleyway. The discussion concluded with a compromised width of 12-feet.

Emergency Services:

- Nothing to address at this time.

Transportation:

- It was noted Berkley St. will potentially be resurfaced within the next few years.
- The Street Department would like to see the existing dead end section of Illinois St. resurfaced at the same time the street is extended to create a uniformed street.
- The city will provide the alleyway construction standards to the developer.

Utilities:

- The developer will extend sanitary sewer, storm sewer and water service mains to accommodate the development of the proposed lots per the designed drawings.
- A portion of the existing storm drain piping will be replaced/adjusted near the intersection of Dora Ln. and Illinois St. to accommodate the new proposed invert elevations.
- Design drawings indicate new water mains will be 8-inches in diameter and sanitary sewer mains will be 10-inches in diameter.
- The water main along Berkley St. will be extended by the city east to the intersection of Dora Ln. and Berkley St.
- The developer will be responsible for obtaining the water main extension NOI from the State.
- Water services to each proposed lot shall be 1-inch in diameter. Two water services may be run in the same trench for a more economical installation.

Drainage:

- The design drawings indicate a storm water inlet located on the south side of Illinois St. just east of Dora Ln. could potentially be located within a proposed driveway. It was suggested this inlet be relocated out of any potential driveway placement.
- Profiles of utilities will need to be revised to show connections to the existing infrastructure.
- The designer will need to check elevation of the proposed storm structure 604 to ensure it is not installed too low compared to adequately drain the alleyway.

General:

- Will Wightman be staking utility locations?

- Addresses will be assigned for each lot. Addresses for corner lots are based on which way the front of the home will face. The builder must contact the city prior to an address being assigned for a corner lot.

END OF MEETING

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TRC MEETING ATTENDANCE SHEET: August 11, 2026

AGENDA ITEMS: **WWTP Meeting Room**

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

9:00 - Habitat for Humanity, Dora Lane Subdivision - Dan Yerks

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
Mike DeLp	Habitat	mdelp1954@gmail.com
Sam Doerr	Wightman	Sdoerr@gowightman.com
Dan Yerks	Wightman	dyerks@gowightman.com
Dean Byers	**Habitat for Humanity**	**byersmchabitat@gmail.com**