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: September 08, 2026

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AGENDA ITEMS:

9:00 – Majority Builders, Drive and Shine Utility Traffic Control

9:20 - Subdivision, Mengel Estates

ATTENDANCE:

See attached Attendance Sheet for 2026-9-8

MEETING NOTES:

Majority Builders, Drive and Shine Utility Traffic Control:

Project Summary:

- Majority Builders will be altering vehicle traffic pattern for the north and south bound traffic on N. Oak Drive just south of U.S. 30. The alteration is due to the installation of water and sanitary sewer utility connections along with modifications of the driveway and curbing for the Drive and Shine development located at 2155 N. Oak Drive.
- Majority Builders has applied for an INDOT permit for the altered traffic pattern and is waiting on final approval.
- Construction will take place in 3-stages.
- Stage-1 will be the directional bore and connection of water service. This stage is expected to take 1-week.
- Stage-2 will be the open cut and connection of the sanitary sewer service. This stage is expected to take 1-week.
- Stage-3 will be the removal and installation of the new drive entrance and curbing. This stage is expected to take 1-week.
- The start of the installation will begin on September 15th provided the INDOT permit is approved. ISB flagging will be used for traffic control.

Planning:

- In general, the proposed layout of the lane restrictions will work provided there are a few adjustments and more signage added to better inform traffic in the area.
- Traffic plans were provided for the installation of water service and sanitary sewer service, but traffic plans were not provided for lane closures for the installation of the new driveway and curbing.
- Per the water main traffic control plan, it was suggested to increase the current 50’ taper near U.S 30 to something larger to allow for a greater traffic queue area.

- Due to the high traffic count on Oak Drive in the construction area, it was suggested signage be placed south of the railroad crossing to warn traffic of the shifting traffic pattern. Also, signage should be added to not block the railroad crossing.
- The installation of temporary traffic arrows or pavement markings would help in directing traffic.
- How will traffic traveling north on Oak Drive turn westbound onto U.S. 30? If no left turn is allowed what is the plan to detour vehicle and truck traffic?
- Spacing between barricades should be left to accommodate traffic entering and exiting the development to the west of the Drive and Shine location.
- Majority Builders shall notify all area businesses and keep them informed of the shifting traffic patterns in advance of the construction activities. It would also be good to notify emergency services and the local radio station of the shifting traffic patterns in advance.

Emergency Services:

- Emergency services needs to be aware of any roadway restrictions in advance of construction activities.

Transportation:

- The street cut permit that was originally turned it to the Street Department for the sanitary sewer will need to be modified due to changes that were made to the street cut area. There is a $500 street cut permit fee that will need to be paid.
- There is a permit and permit fee for potholes placed within an asphalt area. The contractor will need to see the Street Department for this permit.
- Asphalt patch shall be full depth compacted asphalt with straight saw cut edges over removable flowable fill.

Utilities:

- Tap fees will need to be paid prior to any work being done.
- Water installation will be installed via directional boring with an open cut within the grass area on the East side of the roadway around the existing water main. A locate wire shall be installed with this installation.
- Sanitary sewer will be installed via open cut to the existing sanitary sewer main. A locate wire shall be installed with this installation from existing City sanitary sewer main and brought up with the sewer cleanout adjacent to the building.

Drainage:

- Nothing to address at this time.

General:

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<u>Subdivision, Mengel Estates:</u>

Project Summary:

- The property owner of 12879 12th Road, Beth Mengel, is interested in dividing off a 13.15 acre area around the existing home from the original 75 acre parcel.

Planning:

- The plat of the Mengel Estates contains a typo along Muckshaw Road. The typo reads “E. LINE NW 1/4” and should probably read “W. LINE NW 1/4".
- At the Nort-East corner and the South-West corner of the plat the distance measurement between the set 5/8” rebar and the set Mag nail is missing.

General:

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END OF MEETING

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TRC MEETING ATTENDANCE SHEET: **September 8, 2026**

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

9:00 – Majority Builders, Drive and Shine Utility Traffic Control
9:20 - Subdivision, Mengel Estates

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
Tyler Martis	Majority Builders	tyler@majoritybuilders.com
Blake Warner	Wightman	bwarner@gowightman.com