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: October 27, 2026

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AGENDA ITEMS:

9:00 – Indiana Tool, Rezoning & Annexation Request - Ty Adley
9:20 - Heartland Art Center - Brent Martin
9:40 – Hershey's - Marty Canning
10:00 - Comprehensive Plan Amendment - Ty Adley
10:20 - Surf Internet Right-of-Way Discussion

ATTENDANCE:

See attached Attendance Sheet for 2026-10-27

MEETING NOTES:

Indiana Tool, Rezoning & Annexation Request:

Project Summary:

- ITAMCO; Indiana Tool & Mfg. Co., Inc.; Indiana Tool & Mfg. Company, Inc. and IN50 – Lilac Holdings, LLC by Gary Neidig is interested in rezoning approximately 900 acres north of the Plymouth corporate limits to I-Industrial. The purpose of the rezoning is to establish a location for the recently formed Indiana Innovation Center and an adjacent innovation district focused on advancing manufacturing, emerging technologies, research and commercialization, advanced communications, cybersecurity, entrepreneurship, and other technology-intensive industries.
- The annexation will include the previously mentioned rezoned industrial properties along with other adjacent properties that will remain zoned as they currently are including the nearby golf course.
- Applying for technology or innovation designation also provides opportunities for infrastructure grants from state and federal government.

Planning:

- The request before the TRC members is only for rezoning and not annexation or the development of the rezoned area. Proposed development will return to the TRC to address specific items of any development.
- There currently is no consideration of changing any of the parcel zoning outside the current zoning request.
- The rezoning request will go before the Plymouth Plan Commission on November 4, 2026 for a public hearing with considerations sent to the Plymouth City Council.
- The annexation request will go before Plymouth City Council on November 9, 2026 for a public hearing and adoption.

- The fiscal plan will be part of the public hearing on November 9, 2026 at the Plymouth City Council meeting.
- The City of Plymouth has not been in discussions with Marshall County about expanding the 2-mile jurisdictional zoning since it is not a pressing matter currently. The expansion could be discussed later but would depend on the future development in the area.
- Developers would be responsible for the installation of utilities along with connections to existing City utilities. The City is obligated to provide service at the same level as the rest of the City within 3 years of annexation but is not obligated to extend the infrastructure.
- Rezoning industrial first opens the area up for more flexibility. All the area may not develop as industrial but there are two reasons to zone it industrial initially 1. Certification as a technology park is a specific designation through IEDC Indiana Economic Development Corporation that allows the city to capture additional tax revenue and opens it up to grant opportunities. 2. There is no specific development project yet and what those projects are going to be or where they are wanting to locate.
- Industrial zoning, like all other zoning areas, have limits to what can be built within it. Items that are not specified within the particular zoning area would need to request a variance and would be subject to a public hearing.

Emergency Services:

- Nothing to address at this time. There will be more to address once development starts to happen.

Transportation:

- The Street Department will need to know the roadways or parts of the roadways that will need to be maintained and when the maintenance will begin.
- Roadway maintenance will be taken on within 1 year of annexation. Exact roadways or portions of roadways are to be determined based on the fiscal plan and addressed by the City Council.

Utilities:

- Nothing to address until development begins and connections to existing utilities are planned.

Drainage:

- Nothing to address at this time.

General:

- Per the provided information it is unknown what roadways will become city roadways or how the names will be changed. Roadways and addresses need to be unique to the City of Plymouth so they do not conflict Marshall County addressing, 911 emergency services and postal delivery.
- Currently the Plymouth corporate limits stops about 160’ north of the N. Michigan St. / Hoham Dr. intersection. From this point north the roadway name changes from N. Michigan Street to Michigan Road (Marshall County roadway). There is a concern about how this section of roadway and the nearby Marshall County parcels will be named and addressed to avoid emergency service confusion.
- With the annexation excluding some of the residential properties in the area how will the address of the residential property be affected if the roadway in front of

the residence is renamed and the property on either side of the residence now has a city address.

Heartland Art Center:

Project Summary:

- The Heartland Art Center presented an exterior facade lighting design that included several upward facing color changing lights.
- The design includes flush mounted light fixtures that are mounted in the sidewalk along with some surface mounted light fixtures. A portion of the fixtures will be upward facing to light the building's façade.

Planning:

- Per City ordinance lighting is required to have a 90-degree cutoff. The request to install upward-facing lights will need a variance from the BZA for each of the lights that do not include a 90-degree cutoff. Deadline to be placed on the BZA agenda for the variance is November 13, 2026 for the December 1, 2026 meeting.
- Façade lighting should be designed and install so lighting does not over spill onto neighboring properties or project anywhere outside the façade being lit.
- During the meeting the members were informed the sidewalk surface lights would be moved to a façade mounted light with up/down lighting.

Emergency Services:

- A discussion took place about the Fire Department connection on the face of the building. The connection will be replaced and moved upward from the sidewalk as far as possible to provide extra room between the sidewalk and the connection.
- The required Knox Box will be located on the same pedestal as the ADA padel.

Transportation:

- Ground mounted fixtures are not desirable due to the snow removal process and knowing how quickly the fixtures deteriorate in that type of environment.

General:

- All members present were please the ground mounted fixtures were going to be moved to the façade.

Hershey's - Marty Canning:

Project Summary:

- Hershey's, located at 2910 Commerce Street, is looking to renovate / expand and occupy the existing building to the south of the main building. The building being discussed is located at 2915 Commerce Drive. The intent is to divide the building in half and convert a portion of the building into a wastewater pre-treatment facility.
- A new force main will be added from the existing lift station located at the main building under Commerce St. to the new pre-treatment facility.
- A covered extension will be placed on the south side of the existing building to house the equipment needed for the pre-treatment process.

- A portion of the building will be used for chemical delivery and sludge removal.
- The building does not contain a fire suppression system at this time but one will be added during the renovation process.
- Plans include a future parking addition and a redesign of the existing drainage basin and outlet.

Planning:

- To repurpose and expansion of the existing building will require a State design release.
- Sub-contractors involved with the project can work under the general contractors' permit but have to be listed on the permit and registered with the City.
- All engineering drawings, street cut permits and utility improvement must be approved before applying to the local building permit.
- The designer will ensure the stormwater outlet from the drainage basin to its stormwater connection point on the east side of Pioneer Dr. is located outside the high-pressure gas line easement.
- The developer is in the process of addressing the access easement with PIDCO for the drive on the west side of the development.

Emergency Services:

- Nothing currently.

Transportation:

- Plans appear to need two street cut permits, Pioneer Dr. & Commerce St. Street cut permits can be obtained from the Street Department. The cost of each street cut will be $500 base fee plus a paving contractor will need to replace the paved cut areas. Due to the traffic in the area any trench area across the roadway shall be filled with excavatable flowable fill.
- Street cuts will require traffic control plans. Plans may be submitted to the Street Department.
- Ensure the sidewalk that crosses Commerce St. meets ADA standards.
- Any boring that happens within the right-of-way will need approval from the City. If directional boring will take place the contractor may need to obtain street cut permits if existing utility potholing verification needs to take place within an asphalt surface. Street cut permits for potholing is $100 per pothole.

Utilities:

- The Wastewater Department has placed Hershey's on a compliance schedule. This ensures timeframes are met and currently they are working at it diligently.
- Discussion took place about the connection of underground utilities near the south-west corner of the existing building. The designer is still working with Hershey's regarding replacement options or rehabilitation options in this area.
- A list of lining contractors has been provided by the Wastewater Department to Hershey's.
- It was recommended the lift stations also be coated to extend its life.
- The existing 2" water service will be increased to a 6" service.
- The designer will need to provide the city with the water meter size since the water and sewer connection fees are based on the water meter size.
- There are some concerns regarding the sanitary/storm valve chamber and the potential for contaminated stormwater to be released into the drainage basin. The plans should contain details of the proposed valve chamber and what best

management practices will be used to ensure contaminated stormwater is not released into the drainage basin.

Drainage:

- It is hard to tell what is flowing through the monitoring manhole located on the north side of the building, see sheet C4.0.
- Discussion took place regarding the floor drains located in the main building and the canopy area. It was confirmed the floor drains in both areas flow into the lift station then to the sanitary sewer.
- More details are needed on how the sanitary / storm valves will be utilized.
- The designer will submit a formal storm report to clarify many of the stormwater design issues that were brought up.
- Drainage basin needs to have an emergency spillway to prevent the erosion of the basin berm.
- Sidewalk along Pioneer Dr. needs to be moved closer to the right-of-way line to allow for stormwater runoff from the roadway.

General:

- Stormwater and building applications are to be submitted through the City's online permit system, GovWell. Visit www.plymouthin.com for more information.

Comprehensive Plan Amendment:

Discussion:

- Ty Adley presented the Plymouth's Northeast Transit-Oriented Development Plan and briefly covered various sections of the plan.

Surf Internet Right-of-Way Discussion:

Discussion:

- Surf-Internet has reached out to obtain information from the City on requirements to place a stand-by generator within the City right-of-way to power their internet during power outages.
- It was determined it would be best for Surf-Internet to attend a TRC meeting to clarify their intent.

END OF MEETING

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TRC MEETING ATTENDANCE SHEET: October 27, 2026

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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
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