

PLYMOUTH PLAN COMMISSION
MARCH 5, 2019

The Plymouth Plan Commission met in regular session at 124 N Michigan Street, Plymouth, Indiana on March 5, 2019 at 7:00 p.m. Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Greg Compton, Mark Gidley, Beth Pinkerton, Fred Webster, Bill Walters, and John Yadon. Commissioner Angela Rupchock-Schafer arrive at 7:40 p.m. Commissioners Don Ecker and Rick Gaul were absent.

Commissioners Webster and Compton moved and seconded to approve the minutes of last regular meeting of November 7, 2018, as presented. The motion carried.

Commissioners Gidley and Pinkerton moved and seconded to retain the current officers for the 2019 year:

President – Doug Feece; Vice President – Greg Compton; Secretary – Fred Webster

The motion carried.

It was decided to have all meetings on the first Tuesday of each month at 7:00 p.m. except May and November, which will be moved to the first Wednesday of those two months.

The following legal notice was advertised in the Pilot News on February 22, 2019:

NOTICE OF PUBLIC HEARING

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on March 5, 2019 at 7:00 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:

PC 2019-02: Shawn McLochlin, 2211 Hillcrest Ave, Apt A, Plymouth, IN, 46563: A request for a re-plat of Lots 70 and 71 of Central Addition located at 824 W. Monroe St., Plymouth, parcel 50-32-05-201-661.000-019 and zoned R-3, Traditional Residential District.

PC 2019-03: Douglas Thompson, 1501 W 9th RD, Plymouth, IN, 46563: A request for a 2-lot minor subdivision for a 6.14 lot and a 5.022 lot located at 1501 9th RD parcel 503101000007000017, zoned R-2, Suburban Residential District.

**116
Legals**

PC 2019-04: City of Plymouth, 124 N. Michigan ST., Plymouth, IN 46563: A request to amend Article 11, Section 060, Improvement Location Permit (B) by adding demolitions, fences, walls, and hedges, and roofs.

Information on these matters may be obtained at the office of the Clerk-Treasurer, 124 N. Michigan St., Plymouth, IN and telephone #574-936-2124. Written objections to the proposal filed at the Clerk-Treasurer's office will be considered and oral comments will be heard. The hearing may be continued from time to time as may be found necessary.

If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.

Abby Collins, Recording Secretary, Plan Commission, February 22, 2019

February 22, 2019 PN296523 hspaxlp

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PC 2019-02: Shawn McLochlin, 2211 Hillcrest Ave, Apt A. Plymouth, IN 46563: A request for a re-plat of Lots 70 and 71 of Central Addition located at 824 W Monroe ST., Plymouth, parcel 50-32-05-201-661.000.019 and zoned R-3, Traditional Residential District.

Ralph Booker said he does not have a final plat available at this meeting and the applicant was not present. He said the case did go before the Technical Review Committee, and he along with the Marshall County Surveyor have reviewed the proposed plat and suggested amendments.

Commissioners Webster and Gidley moved and seconded to table the case until the next meeting. The motion carried.

PC 2019-03: Douglas Thompson, 1501 W 9th RD, Plymouth, IN 46563: A request for a 2-lot minor subdivision for a 6.14 lot and a 5.022 lot located at 15101 9th RD parcel 503101000007000017, zoned R-2, Suburban Residential District.

Plan Consultant Ralph Booker said there was some confusion between the applicant and the surveyor regarding the need for a plat to be generated. There is currently not a final plat on-hand, however the applicant was present to discuss the case, so Booker said the commission could hear the case and approve without having the plat on-hand. Booker and City Attorney Surrisi said this case has gone before the Technical Review Committee with no concerns on the city's part, as it is a simple minor subdivision.

Booker reviewed the findings of fact. He explained that the wetlands in this area is simply being divided off from the current parcel into its own parcel as part of a mitigation that took place with the property owner and applicant purchasing the property. Booker confirmed that the septic area associated with the house on that parcel will remain on the parcel of land with the house once the division of property is completed.

Feece offered the privilege of the floor to the public. There were no comments.

Commissioners Webster and Compton moved and seconded to approve PC 2019-03 as presented. The motion carried by roll call vote.

AYES: Eads, Compton, Feece, Gidley, Pinkerton, Webster, Walters, Yadon
NAYS: None
ABSENT: Ecker, Gaul, Rupchock-Schafer

PC 2019-04 City of Plymouth, 124 N Michigan ST., Plymouth, IN 46563: A request to amend Article 11, Section 060, Improvement Location Permit (B) by adding demolitions, fences, walls and hedges, and roofs

Plan Consultant Booker explained that since the zoning ordinance was adopted, several new types of building permits have been added and those need to be added to the ordinance for clarification. This includes the addition of demolitions, fences and hedges, and roofs. Surrisi clarified that there are standards related to these, however there are not building permit requirements for them. Building Commissioner Hammonds noted that the state requires permits for these items, the city just does not have them in the zoning ordinance at this time.

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President Feece opened the privilege of the floor to the public. There were no comments.

Commissioners Pinkerton and Walters moved and seconded to amend the zoning ordinance and recommend the Common Council adopt PC 2019-04. The motion carried by roll call vote.

AYES: Eads, Compton, Feece, Gidley, Pinkerton, Webster, Walters, Yadon
NAYS: None
ABSENT: Ecker, Gaul, Rupchock-Schafer

President Feece presented Resolution No. 2019-843, A Resolution of the Plymouth Plan Commission Approving Resolution No. 2019-841, A Resolution by the Plymouth Redevelopment Commission Declaring the Plymouth-Goshen Trail Economic Development Area, Approving an Economic Development Plan, and Establishing an Allocation Area for Purposes of Tax Increment Financing.

City Attorney Surrisi reviewed the resolution, including the map that was included in the resolution and the plan for the development of the land. He discussed the reason for the creation of the TIF district and the bond issuance that the Redevelopment Commission will take part in. Surrisi said the purpose of the creation of the TIF district is to help fund the infrastructure improvements that will eventually be dedicated back over to the city.

Gidley asked about the tax revenue from the multi-family housing units versus the single-family homes. Surrisi said the single-family homes that will be sold outright will be pass-through tax revenues and only the multi-family units will contribute to the TIF revenues.

Webster asked if there is any idea of what the tax revenues will be from this development once it is all said and done. Surrisi said Umbaugh is working on a tax impact statement, but in August when the preliminary numbers were run to being the bond work, it was estimated at \$12 million of assessed value. He thinks that it will actually be more than that since there were additions to the number of units on the 45-acre property.

Pinkerton asked if there is now going to be a traffic issue in this area. Surrisi said that the city had to develop a fiscal plan when this land was annexed into the city last year, which includes anticipating the cost of taking on this new piece of land. The cost of roadway improvements outside the scope of the project was estimated at \$250,000, which may include a turn-lane or widening the road in this area. Surrisi said the plan is to try and roll some of these expenses into bonds. There was additional discussion about the bonds and what the structure of those will look like.

The commission is tasked with deciding whether or not this type of development falls in line with the comprehensive plan.

Commissioners Walters and Webster moved and seconded to pass Resolution No. 2019-843, A Resolution of the Plymouth Plan Commission Approving Resolution No. 2019-841, A Resolution by the Plymouth Redevelopment Commission Declaring the Plymouth-Goshen Trail Economic Development Area, Approving an Economic Development Plan, and Establishing an Allocation Area for Purposes of Tax Increment Financing. It passed by roll call vote.

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AYES: Eads, Compton, Feece, Gidley, Pinkerton, Webster, Walters, Yadon
NAYS: None
ABSTAIN: Rupchock-Schafer (arrived at 7:40 p.m.)
ABSENT: Ecker, Gaul

Commissioners Selge and Compton moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:44 p.m.



Abby Collins – Recording Secretary