

PLYMOUTH PLAN COMMISSION  
MAY 8, 2019

The Plymouth Plan Commission met in regular session at 124 N Michigan Street, Plymouth, Indiana on May 8, 2019 at 7:00 p.m. Commission President Doug Feece called the meeting to order for Commissioners Don Ecker, Greg Compton, Rick Gaul, Beth Pinkerton, Fred Webster, Bill Walters, and John Yadon. Commissioners Alex Eads, Mark Gidley, and Angela Rupchock-Schafer were absent.

Commissioners Webster and Pinkerton moved and seconded to approve the minutes of last regular meeting of April 2, 2019, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on April 25, 2019:

**NOTICE OF  
PUBLIC HEARING**

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on May 8, 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 2019-05:** Carl and Tanya Stockberger, 11652 11th RD, Plymouth, IN 46563: A tabled request for a Planned Unit Development consisting of single and multi-family housing located at 12890 Plymouth-Goshen Trail parcels 504292102001001024, 504292102002000024, 504291403011000024, and 504291303107000024 and zoned C-3, Corridor Commercial District.

**PC 2019-06:** Pretzels Plymouth LLC, 2910 Commerce St., Plymouth, IN 46563: A request for a third replat of Lot 10 (parcel 504125000014002020) to create a parcel of 23.876 acres, located at 2910 Commerce St., Plymouth, IN and zoned I, Industrial District.

**PC 2019-07:** Paul & Christine Hunt, 13300 Linwood DR., Plymouth, IN 46563: A request for a three (3) lot subdivision on parcels 503210000010000018, 503210000012000018, and 503210000018000018, located at 11120 11th RD, Plymouth, IN. Zoned C-3 Corridor Commercial District.

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 574-936-2945. Abby Collins, Recording Secretary, Plan Commission, April 25, 2019

**PC 2019-05:** Carl and Tanya Stockberger, 11652 11<sup>th</sup> RD, Plymouth, IN 46563: A tabled request for a Planned Unit Development consisting of single and multi-family housing located at 12890 Plymouth-Goshen Trail parcels 504292102001001024, 504292102002000024, 504291403011000024, and 504291303107000024 and zoned C-3, Corridor Commercial District.

Commissioners Compton and Webster moved and seconded to table the case. It passed by roll call vote.

**Yes:** Don Ecker, Greg Compton, Doug Feece, Rick Gaul, Beth Pinkerton, Fred Webster, Bill Walters, John Yadon.  
**No:** None

**PC 2019-06:** Pretzels Plymouth LLC, 2910 Commerce ST., Plymouth, IN 46563: A request for a third replat of Lot 10 (parcel 504125000014002020) to create a parcel of 23.876 acres, located at 2910 Commerce St., Plymouth, IN and zoned I, Industrial District.

Plan Consultant Booker reviewed the findings of fact. He explained that Pretzels would like to combine two parcels into one 23-acre parcels. This is part of the expansion project. There was one minor change regarding the 5-ft access easement that was discussed at the Technical Review Committee meeting. They have made that change to plat.

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Feece asked if there is any worry about the need to increase the retention pond. Rick Gaul said the drainage plan has been submitted and fees paid at the Clerk-Treasurer's office. This drainage plan will need to be approved before the building permit will move forward.

The applicant was present to answer questions.

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

Commissioners Ecker and Compton moved and seconded to approve the case as submitted. The motion passed by roll call vote.

**Vote:** Motion passed (**summary:** Yes = 7, No = 0, Abstain = 1).

**Yes:** Beth Pinkerton, Bill Walters, Don Ecker, Doug Feece, Greg Compton, John Yadon, Rick Gaul.

**Abstain:** Fred Webster.

**PC 2019-07:** Paul & Christine Hundt, 13300 Linwood DR., Plymouth, IN 46563: A request for a three (3) lot subdivision on parcels 503210000010000018, 503210000012000018, and 503210000018000018, located at 11120 11<sup>th</sup> RD, Plymouth, IN., Zoned C-3 Corridor Commercial District.

Booker said the findings of fact are the same as the last case. He reviewed the documentation from the applicant. The Board of Zoning Appeals approved the concrete business at their April meeting. The applicant now wants to reconfigure the parcels. One parcel will be for storage sheds, one for the concrete business, and the last one will have structures. Booker said that the Technical Review Committee had no concerns. This area is not serviced by the city, so permits for well and septic would be through the county.

There was discussion regarding the entrances to the property. Applicant, Paul Hundt, said that the concrete business will use the old driveway, which is the one to the west. He noted that there is an easement off of the driveway to the east for the storage sheds, so no new cuts will be made. Yadon asked about access to neighboring facilities. Hundt said that they will be utilizing 11<sup>th</sup> Road.

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

Commissioners Ecker and Compton moved and seconded to approve the case as submitted. The motion passed by roll call vote.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8).

**Yes:** Beth Pinkerton, Bill Walters, Don Ecker, Doug Feece, Fred Webster, Greg Compton, John Yadon, Rick Gaul.

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Booker discussed the rules and procedures for the Plan Commission. He said he does not believe there are any written rules in place. It may be something the commission would like to pursue and put into writing including the proceedings and processes of a meeting, as well as having something in writing regarding the number of times a case can be tabled. Compton suggested the Plan Commission have a training session. Booker said he can bring documentation to the next meeting for the commissioners to review.

Commissioners Webster and Pinkerton moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:20 p.m.

  
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*Abby Collins – Recording Secretary*