

PLYMOUTH BOARD OF ZONING APPEALS
OCTOBER 1, 2019

The Plymouth Board of Zoning Appeals met in regular session at 124 North Michigan Street, Plymouth, Indiana on October 1, 2019 at 7:40 p.m. Board President Art Jacobs called the meeting to order for Board Members Mark Gidley, Alan Selge, Fred Webster (alternate for John Yadon), and Greg Compton (alternate for Keith Wickens). Board Members Keith Wickens and John Yadon were absent.

Board Members Selge and Webster moved and seconded to approve the minutes of last regular meeting of September 3, 2019, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on September 20, 2019:

NOTICE OF PUBLIC HEARING
The Plan Commission of the City of Plymouth, Indiana will hold a hearing on October 1, 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 2019-15: Tim Doud, 12236 Amber CT and Duane Maltix, 12573 Hillside DR., Plymouth, IN 46563: A re-plat of Lots 115, 116, and 117 along with Lots 120 and 121 in the plat of Oak Crest Addition Fourth Section, into Lot A of 1.60 acres and Lot 2 of .73 acres, parcels 503294000189000018, 503294000185000018, and 503294000188000018, and zoned R-2, Suburban Residential District.

PC 2019-16: Habitat for Humanity of Marshall County, P.O. Box 524, Plymouth, IN 46563: A re-plat of Lots 92 and 93 in Wheeler's Continued Addition, into Lots of .21, .21 and .22 acres located at 718 Pearl St. parcel 503293304220000019, and zoned R-3, Traditional Residential District.
PC 2019-17: Kristina Relos, 15959 7th RD: A rezoning of parcel 50412500001001017 of 3.22 acres from I Industrial District to R-1 Rural Residential District.
PC 2019-18: Mary Relos, 15959 7th RD: A rezoning of parcel 50412500001000017 of 36.78 acres from I Industrial District to R-1 Rural Residential 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 574-936-2948.
Abby Collins, Recording Secretary, Plan Commission, September 20, 2019
September 20, 2019 PM303323 kspap/p

BZA 2019-22: New Song Church, 1292 Baker St., Plymouth, IN 46563: A Variance of Development Standards from Article 6, Section 140 Landscaping Standards, G. Parking Lot Landscaping Requirements, and Article 6, Section 180 Parking, Parking Access, and Loading Standards to construct a 32 space overflow parking lot with no curbed island and landscaping, located at 1292 Baker ST., Plymouth, IN 46563, zoned R-3, Traditional Residential District.

Plan Consultant Ralph Booker reviewed the findings of fact and the request from the applicant. He read aloud the letter in the application:

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To Whom It May Concern:

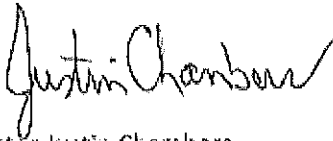
This Letter of Intent is to ask for an exception concerning an island in our overflow parking area of 32 spaces which will be located on our church property.

We believe a painted asphalt area is needed rather than a curbed, landscaped island because:

- A curbed island in such a small area restricts efficient snow removal.
- Since the landscaping was designed by a professional, we believe adding a landscaped island would make the area look overcrowded with plants/trees, taking away from the overall aesthetics of the property.
- Painted stripes instead of a curbed island will not affect neighbors or the community in a negative way whatsoever.
- Most importantly, a painted stripe area is much more cost effective, allowing us to invest more resources into our community such as offering benevolence, outreaches, community events and resources for our members and our mission.

Thank you for your consideration.

Sincerely,



Pastor Justin Chambers

Booker reviewed the zoning ordinance in relation to this request, the site plan for the project, and noted that this parking lot is proposed to be along Baker Street north of the existing parking lot.

Applicant Justin Chambers, 11434 Daisy Court, and project engineer Dan Sellers, 921 Wilson Circle, were present to discuss the request and answer questions. Chambers reviewed the design and noted that there will be arrows painted on the asphalt to help direct traffic flow. He said the main reason for the request to eliminate the parking lot island is that it is expensive. Snow removal would also be easier without them. Chambers said the landscaping that is currently in place was professionally designed and they take pride in the maintenance and excellence of the greenspace.

Board Member Webster asked how this would affect the drainage plan, as his understanding is that the area where the planned overflow parking lot is to be installed is where excess drainage was to divert. Sellers said the area is an oversized basin. Booker noted that the Technical Review Committee did discuss this and Jacobs said the drainage plan will have to be approved separately by the engineering department. Chambers did note that City Engineer Rick Gaul advised that this proposed location would be the best scenario for the church, so that is another reason why they chose this area.

Gidley asked if the area across the street is part of the Stellar Initiative application. Surrisi said yes. Gidley asked if there will be lighting in the parking lot. Chambers said no. Gidley noted that he would like to see that they landscape around the parking lot and stay up to code in that area. Chambers said yes, there will be landscaping around the parking lot and greenspace held to the city code, this request is simply asking to not have it inside the parking lot.

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There were no additional comments or questions from the board.

Board Members Selge and Compton moved and seconded to open the public hearing. The motion carried.

Doug Feece, 12221 W 11th Road, said he was originally against the request, but hearing the applicant say that they will be adhering to the greenspace landscaping code around the lot, he is now in favor of granting the request.

Bill Walters, 822 W LaPorte Street, agreed with Feece's comments and is in favor of the request.

Board Members Gidley and Selge moved and seconded to close the public hearing. The motion carried.

Motion: Approve the variance as presented.

Moved by Mark Gidley, **Seconded by** Alan Selge.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5).

Yes: Greg Compton, Mark Gidley, Alan Selge, Fred Webster, Art Jacobs.

Commissioners Webster and Selge moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 8:00 p.m.



Abby Collins – Recording Secretary