

PLYMOUTH PLAN COMMISSION
APRIL 2, 2019

The Plymouth Plan Commission met in regular session at 124 N Michigan Street, Plymouth, Indiana on April 2, 2019 at 7:00 p.m. Commission President Doug Feece called the meeting to order for Commissioners Rick Gaul, Mark Gidley, Beth Pinkerton, Angie Rupchock-Schafer, Fred Webster, and John Yadon. Commissioners Don Ecker, Alex Eads, Greg Compton, and Bill Walters were absent.

Commissioners Yadon and Webster moved and seconded to approve the minutes of last regular meeting of March 5, 2019, as presented. The motion carried.

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

NOTICE OF PUBLIC HEARING
The Plan Commission of the City of Plymouth, Indiana will hold a hearing on April 2, 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 46553: A 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.
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, March 22, 2019
March 22, 2019 PM2929 & rzanip

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.

Plan Consultant Ralph Booker reviewed the findings of fact.

Mr. McLochlin was present to discuss his request. He said his intention is to separate the house from the garage, sell the house, and keep the garage for personal storage.

Feece asked if a lot can be purchased and a garage built on it. Building Commissioner Hammonds said no, an accessory structure cannot be built prior to a primary structure. Booker said that there is enough room on the lot with the garage to build a house.

McLochlin confirmed that he would not be living in this structure and all items would be stored inside the garage. There was discussion about what would happen if the garage is sold. It was determined that should someone purchase the garage and decide to live in it, then the structure would have to be brought up to residential code.

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

Commissioners Gidley and Rupchock-Schafer moved and seconded to approve the re-plat under the stipulation that no one can occupy the garage and that nothing can be stored outside the garage. The motion did not pass based on the roll call vote.

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AYES: Gaul, Gidley, Pinkerton, Rupchock-Schafer, Webster
NAYS: Feece, Yadon
ABSENT: Ecker, Eads, Compton, Walters

There was additional discussion about why members voted not to approve the re-plat. Feece said he is not in favor because he cannot buy a lot and build a garage on it, so why should the city create a lot that only has a garage.

Yadon said he thinks the city would have a difficult time enforcing regulations on future property owners if they do not hold the same standards as Mr. McLochlin. He asked if the motion could stipulate that anyone who purchases the property would be required to build a home on the lot. City Attorney Surrisi said he thinks that stipulation might be beyond the scope of the commission. Booker explained that the Plan Commission is currently debating the use of the property when they should be looking at the lot sizes and layout of the property in relation to the Subdivision and Zoning Ordinances. He said the current proposal and configuration before them does meet those standards.

Commissioners Gidley and Pinkerton moved and seconded to approve the re-plat under the stipulation that no one can occupy the garage has a house, nothing can be stored outside the garage, and the garage must be maintained as a safe and secure building.

Feece opened the floor to the public and the commission. There were no comments.

The motion passed by roll call vote.

AYES: Gaul, Gidley, Pinkerton, Rupchock-Schafer, Webster, Yadon
NAYS: Feece
ABSENT: Ecker, Eads, Compton, Walters

PC 2019-05: Tabled until May meeting at the request of the applicant.

Commissioners Webster and Pinkerton moved and seconded to table PC 2019-05, as requested by the application. The motion carried.

Commissioners Webster and Rupchock-Schafer moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:24 p.m.



Abby Collins – Recording Secretary