

PLYMOUTH PLAN COMMISSION  
NOVEMBER 6, 2019

The Plymouth Plan Commission met in regular session at 124 North Michigan Street, Plymouth, Indiana on November 6, 2019 at 7:00 p.m. Commission President Doug Feece called the meeting to order for Commissioners Don Ecker, Mark Gidley, Beth Pinkerton, Fred Webster, and John Yadon. Commissioners Greg Compton, Alex Eads, Rick Gaul, Angela Rupchock-Schafer, and Bill Walters were absent.

Commissioners Webster and Gidley moved and seconded to approve the minutes of last regular meeting of October 1, 2019, as presented. The motion carried.

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



mouth, IN 46563: A request for a Secondary Plan review 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 574-936-2948.

Abby Collins, Recording Secretary, Plan Commission, October 25, 2019

October 25, 2019 PLY30556d bsp4to

**NOTICE OF  
PUBLIC HEARING**

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on November 6, 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 2019-19:** Plymouth Columbus Club, INC., 604 Columbus DR., Plymouth, IN, 46563: A request for a re-plat of Lot 17 of Niles & Sering Partition at 901 Columbus DR., Plymouth, parcel 50-32-93-202-213.000-019 and zoned C-1, General Commercial District.

**PC 2019-20:** Miami Farms, INC./Carl and Tanya Stockberger, 1906 N. Oak DR., Ply-

**PC 2019-19:** Plymouth Columbus Club, INC., 604 Columbus DR., Plymouth, IN, 46563: A request for a re-plat of Lot 17 of Niles & Sering Partition at 901 Columbus DR., Plymouth, parcel 50-32-93-202-213.000-019 and zoned C-1, General Commercial District.

Plan Consultant Ralph Booker reviewed the findings of fact. He showed a map of the proposed changes and indicated that the applicant would like to replat the property so the Knights of Columbus building and parking lot would be on one lot, Lot A, and the land that they own to the south would become Lot B.

There were no additional comments or questions from the commissioners.

Commissioners Ecker and Webster moved and seconded to open the public hearing. The motion carried.

Feece opened the privilege of the floor to the public.

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Reverend Jerry Gibson, 915 E Jefferson Street, said he owns the building next to the southern lot of this proposed re-plat. He voiced concerns regarding the use of the lot next to him and the potential for someone to build on this lot. Gibson said he was told when he bought the building 27 years ago, no one would be able to build a structure that went past the front his building.

Booker elaborated that who ever owns the property would be able to build whatever business the C-1 district allows. There was additional discussion regarding the setbacks for the C-1 district. City Attorney Surrisi noted that splitting the lot as proposed would not change the fact that something could be built there now under the current zoning ordinance.

There were no additional comments or questions from the public.

Commissioner Ecker and Webster moved and seconded to close the public hearing. The motion carried.

Commissioners Gidley and Ecker moved and seconded to approve case PC 2019-19 as presented.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Beth Pinkerton, Don Ecker, Doug Feece, Fred Webster, John Yadon, Mark Gidley.

**PC 2019-20:** Miami Farms, INC./Carl and Tanya Stockberger, 1906 N. Oak DR., Plymouth, IN 46563: A request for a Secondary Plan review 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.

Plan Consultant Ralph Booker reviewed the findings of fact and the original site plan, which was already approved by the Plan Commission. He noted that the plan before the commission tonight is the request for approval of phase I of the project where plans are more solidified. Booker reviewed the phase I site plan. This case did go before the Technical Review Committee (TRC) on October 22 and 28. There is data regarding landscaping, storm sewer, and drainage plans, which were discussed extensively at the TRC meetings.

Phase I includes construction of: 36 single-family homes, 36 two-bedroom apartments, 36 one-bedroom apartments, 24 condominiums, 24-unit senior living building, 1 clubhouse, and garage buildings.

Booker said the developer does have a code of bylaws and easements in place. There was discussion regarding the placement of financial guarantees. Booker noted that financial guarantees, or some other arrangement, would have to be in place before a building permit can be issued. He feels the decision with regards to these financial guarantees should not have an effect on the commission's decision tonight.

Commissioners Gidley said he feels bonding is very important, especially in a project this large, and contractors are familiar with them. He asked if something other than bonding would be in place.

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Surrisi said he is currently working with the developer on some alternative assurances that the developer has used with other cities. He is evaluating those considerations and will bring those to the Board of Public Works and Safety. Surrisi said that this matter does not need to be resolved before the Plan Commission considers approving this case. As it stands, bonds would need to be in place before any building permits can be issued.

Commissioner Pinkerton asked how much land is included in this project. Applicant representative, Burke Richeson, said there is 36 acres of land for the whole project.

Commissioner Yadon asked what the time frame is for each of the two phases for the project. Richeson said the developer had hoped to be further along in the project by now, so the timeline has been pushed out. At this point, they are hoping to complete phase I by the summer of 2021 and phase II would be summer/fall of 2022.

Yadon said he did not see any documentation in the drawings regarding temporary erosion control. He asked if there will be a plan in place during construction regarding runoff and erosion control. Bernie Feeney, surveyor for the project, said yes and those drawings are in process and expected to be ready tomorrow. Feeney said these drawings before the commission tonight are just for construction. There will be additional paperwork for the storm water components.

Gidley asked when the city would be asked to take over responsibility of the public roads, at the end of each phase or at the end of the entire project. His concern was having heavy road construction equipment on the second coat of asphalt, which would be a required layer on the new roads. Richeson said the city would not take over any of the roads, including snow plow and maintenance, until after the entire project is completed. Feeney added that the road specs have been updated to meet the city's requirements for both the private and public roads. Commissioner Ecker asked for clarification as to which roads will be converted to public roads. Richeson said the southern portions of the development will be turned over to the city as public roadways. The back loops on the northern side of the property will remain private.

Ecker also asked for details regarding the types of single-family homes. Richeson said they have twelve different models that range from 2-bedroom, 2-bathroom, 2-car garage homes to 3-bedroom, 2.5-bathroom, 1-car garage homes. The smallest home would be 1198 ft<sup>2</sup> and the largest is designed to be 1547 ft<sup>2</sup>. Ecker asked if the homes would have basements. Richeson said yes, some will have basements, and some may even be designed to have walkout basements due to the elevation changes in the topography. The developer is leaving room for flexibility so home buyers have the potential to hand-pick locations and specifications of their future homes.

There was additional discussion regarding sidewalks, which will be installed throughout the neighborhood, and utilities, which have been discussed with Utility Superintendent Donnie Davidson.

There were no additional comments or questions from the commission.

Commissioners Webster and Pinkerton moved and seconded to open the public hearing. The motion carried.

Fece opened the privilege of the floor to the public.

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The following correspondence was read aloud into the record:

November 4, 2019

Plymouth Plan Commission  
Plymouth Council Chambers  
124 N. Michigan  
Plymouth, IN 46563

Re: Miami Farms Project Comments

Dear Plymouth Plan Commission,

We received notice of your meeting on November 6 regarding Miami Hills, directly across from our residence at 12739 Plymouth-Goshen Trail. We have attended in past, and continue to have serious concerns, some of which have not been addressed before.

Because of the way the road has been constructed, we have real problems with the amount of water that flows from the road onto our property, and our attempts to resolve have been ineffective. We realize city sewers will attempt to remove excess water from the many units planned for the north side of the road, but we do not believe they will be able to carry off the amount of water that sometimes falls, thus draining into the wetlands behind us. The vehicle and landscaping run-off can also be detrimental to the wetlands. It is easy to plan many units, but can be Very Hard to rectify problems like these.

We also have serious concerns about the number of planned units, and if more may be added in another phase. This is a serious number of housing and population increase and the traffic will Greatly congest the area. A signal light may not address the traffic flow issues coming out of complex, especially at peak times.

These concerns are made even more relevant because the intersection of Plymouth-Goshen and US 30 has been closed off in the median. While you are unable to do anything about that, the truck traffic on Plymouth-Goshen has increased, and will continue to do so with construction traffic entering and exiting the area. *The county has established and a sign has been installed long ago at US 30 intersection that truck traffic is prohibited from the area.* This has not stopped the truck traffic and it will get much worse.

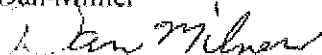
The animal and native plant habitat will also change greatly, and as environmentalist, that bothers us as much as much many other concerns.

Several years ago, IDEM became involved in a continuous dumping in Wetlands behind the property next door. The dumping resulted in a pile of excavated material close to the size of a city block, and probably 10 feet tall. Nothing has been done with the property since it was excavated, and it is a real eyesore.

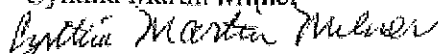
More can be done to plan for this area on Plymouth-Goshen, and as The Plan Commission, It is your responsibility to eliminate many issues.

Sincerely,

Dan Milner



Cynthia Martin Milner



Tim Pletcher, 12488 Meadow Drive, asked who will have control of Plymouth-Goshen Trail, the

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county or the city. City Attorney Surrisi said the county currently has control, but it was understood that when this property annexed into the city that it would be practical for the city to take control of the road, at least up until the entry into the subdivision. There is one property in this area that is still in the county, which is the eye doctor's office located at 12921 Plymouth Goshen Trail, but that property is now surrounded by the city limits. Surrisi said the city will be working out details with the county soon regarding control of this area.

Ecker asked the applicant to address the concerns regarding drainage and runoff. Feeney said the drainage plan for this entire property is extensive. He reviewed the plan for the subdivision and noted that this plan is more than capable of handling a 100-year flood and will in fact probably help fix some of the drainage issues the neighbors are currently concerned about. Feeney said the three retention basins will have the capability of holding more water than is required by regulation and will not drain anything into the nearby wetlands.

Feece said he agrees that building this complex will actually help the Milner's drainage problems. Yadon agreed and said he thinks the plans look good and are in order.

There were no additional comments or questions from the public.

Commissioner Ecker and Webster moved and seconded to close the public hearing. The motion carried.

Commissioners Webster and Ecker moved and seconded to approve case PC 2019-20 as presented.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 6).

**Yes:** Don Ecker, Mark Gidley, Beth Pinkerton, Fred Webster, John Yadon, Doug Feece

Commissioners Webster and Pinkerton moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 8:05 p.m.

  
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Abby Collins – Recording Secretary

