

PLYMOUTH BOARD OF ZONING APPEALS  
DECEMBER 3, 2019

The Plymouth Board of Zoning Appeals met in regular session at 124 North Michigan Street, Plymouth, Indiana on December 3, 2019 at 7:30 p.m. Board Vice President John Yadon called the meeting to order for Board Members Mark Gidley, Alan Selge, and Keith Wickens. Board Member Art Jacobs was absent.

Board Members Gidley and Wickens moved and seconded to approve the minutes of last regular meeting of November 6, 2019, as presented. The motion carried.

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

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**NOTICE OF  
PUBLIC HEARING**

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on December 3, 2019 at 7:30 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:

**BZA 2019-25:** Tim Pletcher, 12488 Meadow Drive, Plymouth, IN 46563: A Variance Use to have a warehouse located at 111 N Second St., parcel

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50-32-05-203-844.000-019, zoned R-3, Downtown Traditional 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,

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please call the ADA Coordinator at 574-936-2948. Abby Collins, Recording Secretary, Board of Zoning Appeals, November 22, 2019

November 22, 2019 PH207715 hepaxlp

**BZA 2019-25:** Tim Pletcher, 12488 Meadow Drive, Plymouth, IN 46563: A Variance Use to have a warehouse located at 111 N Second St., parcel 50-32-05-203-844.000-019, zoned R-3, Downtown Traditional Residential District.

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

To whom it may concern;

I am requesting a Variance of use. This is for the property I own at 111 N second St. This will be for warehousing of product.

Since 2013, I have been an agent for Holdfast Technologies, which is a distributor for NUDURA insulated concrete forms (ICF). I would do sales, and product was shipped from the office in Dayton, Ohio. Holdfast has had changes in their operation, and we have parted ways. So to keep and better serve my customers, I need to warehouse product locally.

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The property at 111 N Second St, has a building that was built in the mid 50's to store grain, and store coal in the lot on the south side, for the Plymouth Grain and Coal Co. It is a steel building, with a loading dock on the south side. When the Elevator closed, it was then used for a truss manufacturing company. After the truss company, an antique store, then Plymouth Recycling Center. This property was zoned commercial until 2008, at that time it was changed to R-3 residential. This building has never been or currently capable of being residential. With railroads bordering two sides, it is very unlikely that anyone would every build residential here.

Since I purchased this property in September 2018, I have worked to improve the appearance of it. This includes mowing and picking up, removing trees that were impinging on the building, on three sides. I made numerous trips to the recycling center, with recyclable materials that were left from the days of Plymouth Recycling Center. I also had two 10 yard dumpsters for trash hauled away. There is still more I plan to do, but I feel that it is not the eye sore that it was when I purchased it. I have had several neighbors state how much they appreciate the work that I have done.

It is hard for me to predict how much truck traffic there will be. The majority of trucks will be loaded with Styrofoam forms, with a semi load weighing less than 10,000 lbs. Trucks would be once a month or maybe more frequently in the busy summer months. Trucks will be able to pull down the former Second St, back into my dock, then pull out and back onto Second St when leaving.

Thank you for your consideration on this matter. Tim Pletcher



Applicant, Tim Pletcher, was present to discuss his request and answer questions. Gidley asked how many semi-truck deliveries he is anticipating per month. Pletcher said maybe one per month depending on the size of the building project. Gidley inquired about what type of truck would be used to ship supplies out of that location. Pletcher said a flat bed trailer attached his truck. He has looked into purchasing a semi-truck, but at this time he does not own one.

Gidley asked if he is storing anything on the lot. Pletcher said he does have trailers on the property which are used for his business. Most of the items still on the property are left from the previous owner. There was additional discussion regarding clean up. Pletcher said clean up of the property is still ongoing and will take some time.

Gidley asked if he has been in contact with the neighbors. Pletcher said the next-door neighbor has spoken with him and she is happy with the clean up of the property. She has a shed that abuts this property. Gidley asked where the street ends and his property begins. City Attorney Surrisi said they are not quite sure at this point. There are maps dating back to 1913 showing the utility easement that the city has in the area. There was also a vacation of part of this street in the 1980's, but official documents have not been located for neither the easements nor the vacation.

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

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Dennis Cripe, business owner of 400 Lake Avenue, spoke in favor of the case. Mr. Cripe's business is across the rail road tracks and he supports Mr. Pletcher improving the property, using the building for storage, and supplying a need for the area.

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

**Motion:** Approve the variance as presented.

**Moved by** Alan Selge, **Seconded by** Keith Wickens.

**Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 4).

**Yes:** Mark Gidley, Alan Selge, Keith Wickens, John Yadon.

Board Members Selge and Wickens moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:50 p.m.

  
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Abby Collins – Recording Secretary