

PLYMOUTH PLAN COMMISSION

JULY 7, 2020

The Plymouth Plan Commission met in regular session at 124 North Michigan Street, Plymouth, Indiana on July 7, 2020 at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Beth Pinkerton, Linda Secor, Bill Walters, and Fred Webster. Commissioners Rick Gaul, Mark Gidley, Randy Longanecker, Angie Rupchock-Schafer, and John Yadon were absent.

Commissioners Webster and Walters moved and seconded to approve the minutes of last regular meeting of June 3, 2020, as presented. The motion carried.

**NOTICE OF
PUBLIC HEARING**

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on July 7, 2020 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 2020-05: HBO Properties, LCC, 113 E Laporte St., Ply-

mouth, IN 46563: Plan Commission approval from Article 6, Public Improvement Standards which require sidewalks along any public streets, to not place sidewalks along N 5th St. and W Madison St. This is on parcel 50-32-05-201-709.000-019 located at 530 N Fifth ST., Plymouth, IN 46563, zoned C-1, General 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, June 26, 2020 PM314162 hspaxp

PC 2020-05: HBQ Properties, LCC, 113 E Laporte St., Plymouth, IN 46563: Plan Commission approval from Article 6, Public Improvement Standards which require sidewalks along any public streets, to not place sidewalks along N 5th St. and W Madison St. This is on parcel 50-32-05-201-709.000-019 located at 530 N Fifth ST., Plymouth, IN 46563, zoned C-1, General Commercial District.

Plan Consultant Booker reviewed the ordinance, which states that all developments are required to install public sidewalks along public streets. Booker read aloud the application's letter of intent:

Board Members,

Bowman's Tin Shop is planning to construct new facilities that will be an enhancement to the community. The new facilities will include hard surfaced paved entrance drives and parking for public access to the building. Areas of the site that are for the infrequent customer use are accessible by paved drives and parking spaces. It is requested to not install sidewalks on the property boundaries that have on connection to adjacent walks on the same sides of the street as the property.

1. General Welfare: The approval will not be injurious to the public health, safety, morals, and general welfare of the community. There are no walks on the east side of 5th Street or South side of Madison Street across from the site.
2. Adjacent Property: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner as not installing walks will be consistent with the present adjacent uses and a walk on the north side of the property would terminate at a chain link fence.
3. Practical Difficulty: The strict application of the terms of this Ordinance will result in a practical difficulty in the maintenance of walks that have no (or very very little use) and confusion of a walk terminating at a fence at the east property line.

PLYMOUTH PLAN COMMISSION
JULY 7, 2020

Respectfully,
Heath Bowman

Booker reviewed the case information. He said there are currently sidewalks on the north side of Madison Street and on the west side on Fifth Street. There are no sidewalks along the property lines of the parcel in this case.

Feece said he does not think the city should make the applicant put a sidewalk along Madison Street, but does feel he should install sidewalk along Fifth Street. He also feels the insurance business at the corner of Jefferson and Fifth Streets should now be required to install sidewalks along Fifth Street as well.

Applicant, Heath Bowman, said he does not feel there is an advantage to having sidewalks in this area and he would not be opposed to kids walking through the grass. He feels that since he pays property taxes he should not have to install and pay for city sidewalks. Bowman said, just like anyone else trying to build a house or business, he is trying to eliminate excess cost and concrete is expensive. The architect for the project, Chester Gamble of CTG Associates, said the south side on Madison Street from corner of the property to the east is really not conducive to the installation of sidewalks and would not be consistent with the surrounding properties. He also noted that if the insurance company is required to install a sidewalk, then they will lose their parking.

Walters said he lives down the street and drives by often. He does not typically see kids walking through the grass, so he does not think the sidewalks are necessary and agrees that sidewalks on Madison Street do not make sense.

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

There were no comments from the public.

Commissioners Eads and Walters moved and seconded to close the public hearing. The motion carried.

Commissioners Walters and Pinkerton moved and seconded to approve PC 2020-05 as presented.

Vote: Motion failed by roll call vote (**summary:** Yes = 5, No = 1).

Yes: Eads, Pinkerton, Secor, Walters, Webster

No: Feece

Following the original motion, Commissioner Feece rescinded his "No" vote and changed it to "Yes", which then approved the application with a unanimous vote.

Vote: Motion passed by roll call vote (**summary:** Yes = 6, No = 0).

Yes: Eads, Pinkerton, Secor, Walters, Webster, Feece

No: None

PLYMOUTH PLAN COMMISSION
JULY 7, 2020

Feece asked about the sign that is crossing the sidewalk in front of the old Oliver Ford building on Jefferson Street. He noted that there are continual violations along Jefferson Street, including flags in front of a tanning salon. It was discussed that code enforcement can address the blocking of sidewalks and any city employee can enforce the sign ordinance.

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



Abby Collins – Recording Secretary