

PLYMOUTH BOARD OF ZONING APPEALS
APRIL 2, 2019

The Plymouth Board of Zoning Appeals met in regular session at 124 N Michigan Street, Plymouth, Indiana on April 2, 2019 at 7:30 p.m. Board President Art Jacobs called the meeting to order for Board Members Mark Gidley, Alan Selge, and John Yadon. Board Member Keith Wickens was absent.

There was discussion regarding the May 2019 Board of Zoning Appeals meeting. It is currently scheduled for Tuesday, May 7th, which is the night of the primary election. It was decided that the May 2019 Board of Zoning Appeals meeting will take place on Monday, May 6th at 7:30 p.m. The board members confirmed that the November meeting being scheduled on Wednesday, November 6th does work for them.

Board Members Gidley and Yadon moved and seconded to have the May meeting on Monday, May 6th and the November meeting on Wednesday, November 6th. The motion carried.

Board Members Gidley and Selge 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:

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Legals

Michigan Street right-of-way following the redevelopment of the existing building to accommodate a new use, located at 1930 N. Michigan St., parcel 50429210166200019, 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 4574-936-2124. 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, Board of Zoning Appeals, March 22, 2019

March 22, 2019 PM 2:30:12 183400

NOTICE OF
PUBLIC HEARING

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on April 2, 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 2019-09: Mary Relos, 15959 7th RD., Plymouth, IN 46563: A Variance of Use to construct a single-family home and accessory buildings at 15959 7th RD., Plymouth, IN, parcel 504125000001000017, zoned I, Industrial District

BZA 2019-10: Clover Development Group, PO Box 38, Fortville, IN 46040: A Variance of Developmental Standard from § 6-180(D)(1)(c) and § 6-180(D)(1)(d) Parking Development Standards to allow for the continued use of the existing parking spaces located adjacent and perpendicular to the

BZA 2019-09: Mary Relos, 15959 7th, RD., Plymouth, IN 46563: A Variance of Use to construct a single-family home and accessory buildings at 15959 7th RD., Plymouth, IN, parcel 504125000001000017, zoned I, Industrial District.

Ralph Booker reviewed the findings of fact and discussed the location of the proposed home.

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The following correspondence were read aloud for the record:

Board of Zoning:

We have no problem with Mary Relos building on her property near us on 15959
7th Rd. We can not be at the hearing April 2. S/ John and Leanie Heinlein

Gidley asked if this is the road that is a potential extension of Veteran's Parkway. Booker said no.

Building Commissioner Hammonds noted that the proposed layout of the property does meet the size and road frontage requirements for the Industrial District.

Applicant, Kristina Relos, was present to answer questions.

Fred Webster, 320 Roy Street, asked if the area near them with the Wildlife Refuge, was a dedicated wetland. Relos was not sure.

Jacobs opened the privilege of the floor to the board and members of the public. There were no comments.

Motion: Approve application as presented, **Moved by** Alan Selge, **Seconded by** John Yadon
Motion passed unanimously by roll call vote.

AYES: Gidley, Selge, Jacobs, Yadon
NAYS: None
ABSENT: Wickens

BZA 2019-10: Clover Development Group, PO Box 38, Fortville, IN 46040: A Variance of Developmental Standard from § 6-180(D)(1)(c) and § 6-180(D)(1)(d) Parking Development Standards to allow for the continued use of the existing parking spaces located adjacent and perpendicular to the Michigan Street right-of-way following the redevelopment of the existing building to accommodate a new use, located at 1930 N. Michigan ST., parcel 504292101662000019, zoned C-3, Corridor Commercial District.

Plan Consultant Booker reviewed the findings of fact and detailed the applicant's request.

Gidley asked if the applicant is planning to use the driveway/easement between the current Long John Silver's building and CVS Pharmacy. Nick Churchill, from Clover Development Group, was present to answer questions. He said the plan is to utilize this area for perpendicular parking. There was additional discussion about how much this easement is used and the amount of traffic that goes through that area.

Churchill explained that there will be an area on the south side of the building where delivery trucks can park. He noted that these delivery trucks are not typically an 18-wheeler, but rather smaller delivery trucks. Hammonds noted that the number of required parking spaces will be met with this proposal.

Yadon asked if the curb cut on Michigan Street will be repaved. Churchill said yes. The plan is to mill and resurface all the asphalt on this property. The applicant has not reached out to CVS yet, as they own half of the easement on the south side of the building, so the paving of that area is unclear.

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Churchill said the parking spaces along the store front will be concrete.

Gidley asked why this variance is being requested. Hammonds said it is because they are tearing down the existing, grandfathered structure and building a new store.

Jacobs opened the floor to the public. There were no comments.


Motion: Approve application as presented, **Moved by** Mark Gidley, **Seconded by** Alan Selge
Motion passed by roll call vote.

AYES: Gidley, Selge, Jacobs, Yadon
NAYS: None
ABSENT: Wickens

City Attorney Surrisi provided an update on the Habitat for Humanity project that was widely discussed at the Board of Zoning Appeals meeting in March. He said they have identified a piece of property on the west side of downtown for the project. He is not sure if any variances will be needed, but he wanted to let everyone know that it is moving forward in a different location.

Jacobs said he feels the city and board should stay focused on businesses have the code-required green spaces. Hammonds noted that the green space ordinance did not go into effect until the 2008 zoning ordinance.

Commissioners Selge and Yadon moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 8:08 p.m.



Abby Collins – Recording Secretary