

PLYMOUTH PLAN COMMISSION

July 2, 2024

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on July 2, 2024, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Mark Gidley, Randy Longanecker, Beth Pinkerton, Linda Secor, Dan Sellers, and Fred Webster answering roll call who were physically present. Commissioner Angela Rupchock-Schafer attended virtually. Commissioners Alex Eads, Shiloh Carothers Milner, and Paul Wendel were absent. Others present were Building Commissioner Dennis Manuwal, Jr., City Attorney Jeff Houin, Plan Consultant Ralph Booker and Mayor Robert Listenberger. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Webster and Sellers moved and seconded to approve the minutes of the last regular meeting on June 4, 2024. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on June 20, 2024:

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<p>NOTICE OF PUBLIC HEARING</p> <p>The Plan Commission of the City of Plymouth, Indiana will hold a hearing on June 4, 2024, 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:</p> <p>PC 2024-09: Marla J. Webster, Ricky L. Master, Randal J. Master, and James L. Master T/C, 7293 Michigan RD, Plymouth, IN 46563: A Minor Subdivision of 1.47 acres on parcels 50-42.91-000-016.000-018, 50-42-91-000-017.000-018, and 50-42-91-000-018.000-018, at 7293 Michigan Rd, Plymouth,</p>	<p>NOTICE OF PUBLIC HEARING</p> <p>The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on July 2, 2024 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:</p> <p>BZA 2024-09: Norfolk Properties, LLC, 2303 N. Oak Drive, Plymouth, IN 46563: A Variance of Development Standards to have 73.46 square foot double sided monument sign structure with illumination on parcel 50-41-36-000-006.000-020, located at 2923 VanVactor Drive, Plymouth, IN 46563, zoned I, Industrial District.</p> <p>BZA 2024-10: Arthur Jacobs, 13268 Nutmeg TRL, Plymouth, IN 46563: A Variance of Development Standards to build an accessory building before a primary building on parcel 50-32-08-000-039.000-018, located at 1221 Elm Street, Plymouth, IN 46563, zoned R-2, Suburban Residential District.</p> <p>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.</p> <p>If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.</p> <p>Kyle Williams, Recording Secretary, Plan Commission, June 20, 2024</p>

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Legals**

er'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.

Kyle Williams, Recording Secretary, Board of Zoning Appeals, June 20, 2024

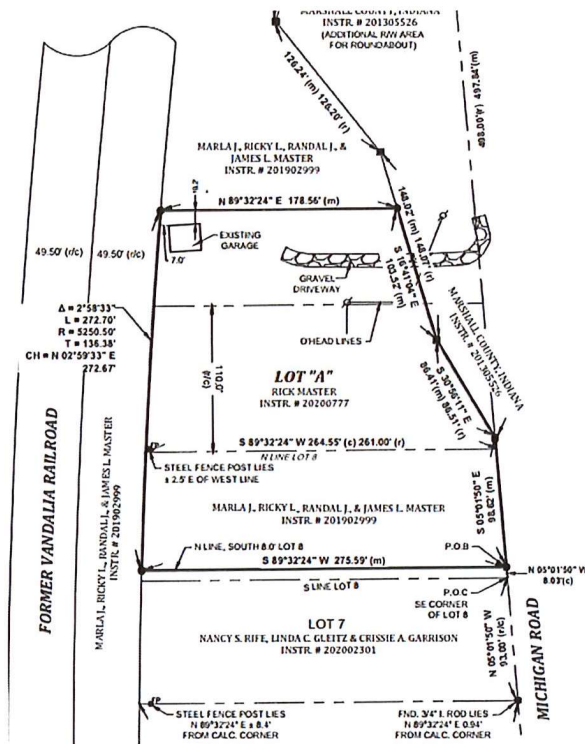
June 20, 2024 PN357313 hspavlp

PC 2024-09: Marla J. Webster, Ricky L. Master, Randal J. Master, and James L. Master T/C, 7293 Michigan RD, Plymouth, IN 46563: A Minor Subdivision of 1.47 acres on parcels 50-42.91-000-016.000-018, 50-42-91-000-017.000-018, and 50-42-91-000-018.000-018, at 7293 Michigan Rd, Plymouth, IN 46563, zoned R-2, Suburban Residential District.

Plan Consultant Booker reviewed the findings of fact and the request from the applicant. He shared the map below:

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James McLaughlin with Wightman Associates was present on behalf of this request.

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

Jan Garrison (833 Oakhill Ave., Plymouth, IN 46563)

Garrison stated he is the in-law of the family to the south. He asked if there would be any new construction on the lot between the existing house and the home to the south.

Booker replied that someone could have come in and applied for a building permit on that lot but once this is replatted, you can only have one residence per lot without a variance.

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

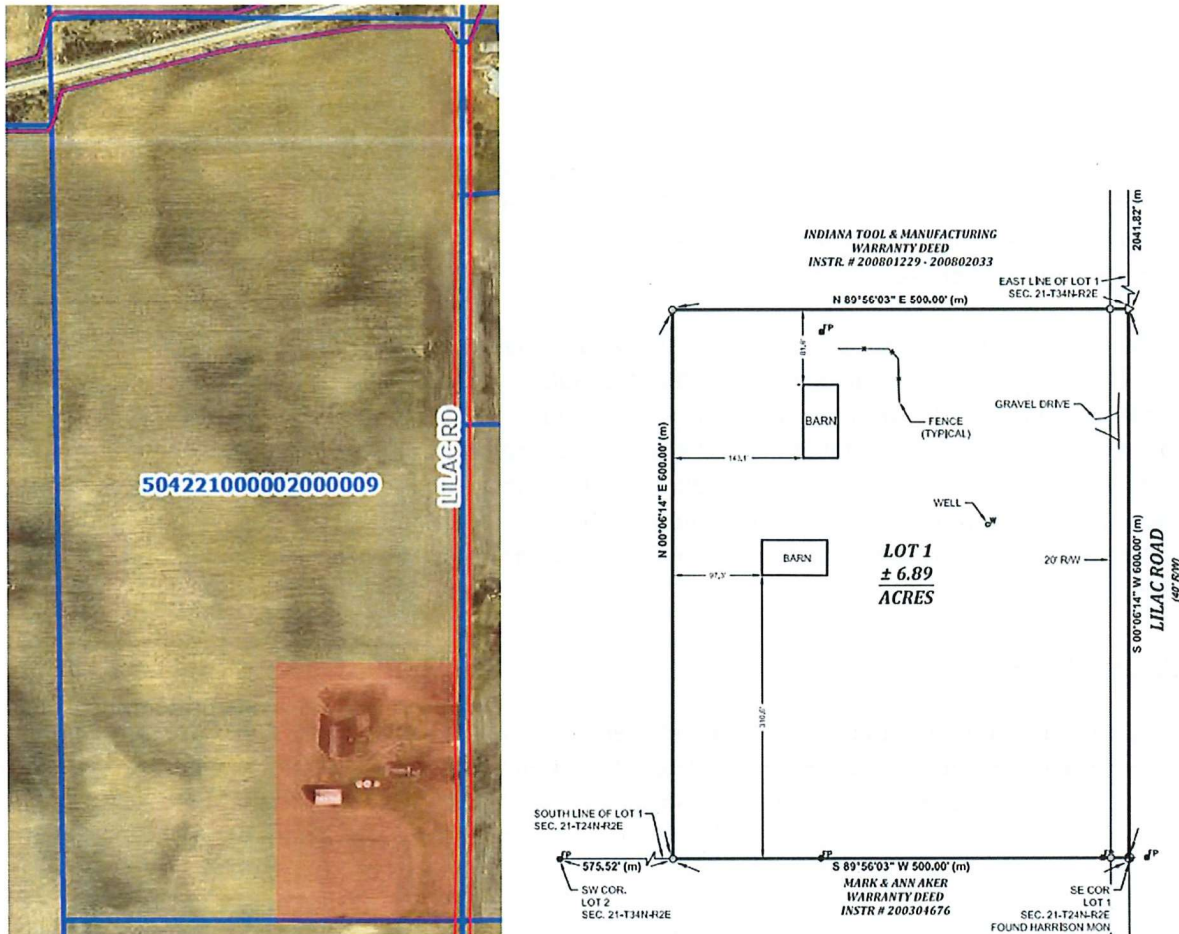
Commissioners Sellers and Longanecker moved and seconded to approve PC 2024-09 as presented. The motion passed by roll call vote.

In Favor: Gidley, Longanecker, Pinkerton, Rupchock-Schafer, Secor, Sellers, Webster, and Feece
 Opposed: None
 Absent: Eads, Milner, and Wendel

PC 2024-10: Indiana Tool & Manufacturing Company, PO Box 399, Plymouth, IN 46563: A Minor Subdivision of 6.89 acres on parcel 50-42-21-000-002.000-009, at 6417 Lilac RD, Plymouth, IN 46563, zoned R-1, Rural Residential District.

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Plan Consultant Booker reviewed the findings of fact and the request from the applicant. He shared the map below:



James McLaughlin with Wightman Associates was present on behalf of this request.

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

There were no comments at that time.

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

Commissioners Gidley and Longanecker moved and seconded to approve PC 2024-10 as presented. The motion passed by roll call vote.

In Favor: Gidley, Longanecker, Pinkerton, Rupchock-Schafer, Secor, Sellers, Webster, and Feece

Opposed: None

Absent: Eads, Milner, and Wendel

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~~PC 2024-11~~: ~~Garden Court c/o Bradley Company, 112 W. Jefferson ST., Plymouth, IN 46563: A rezoning of parcel 50-32-93-201-236.000-019 to R-4 Multi-Family Residential District, located at East Jefferson St. Street, Plymouth, IN 46563, zoned C-1, General Commercial District.~~ - **Withdrawn by Applicant**

Comprehensive Plan Update:

Houin stated at the Downtown Block Party, the Marketing Subcommittee launched the Plymouth “Where You Belong” logo. He mentioned they created a lot of swag, buttons, and stickers. He mentioned they also sold banners for the light posts downtown. He stated many businesses downtown and outside of downtown purchased these banners and they oversold so there is a waiting list of people who would like to purchase banners.

He stated there was a new subcommittee created and he is not certain what it will be called, but currently it is a Diversity and Inclusion Subcommittee. He stated he is not sure it is the best name for it but it came from a meeting that him and the Mayor had with La Voz Unida, “The United Voice,” to talk about creating better dialogue. He stated it is not only to hear from those members of our community that are not always fully represented but also to help educate them on activities within the city. He stated there is often poor communication between some members of the community that have a language barrier and they are trying to find ways to break down those barriers and be more inclusive to all the residents of the city.

Other Business:

Gidley wished to publicly thank the Plymouth Paramedics, EMT’s, and Fire Department for saving his mother’s life twice. He thanked Mike Jernstrom, John Lampkins, Justyn Wade, Keegan Holland, Sidney Roda, and the Fire Chief Steve Holm for responding to that call. He believed that his mother would be coming home in a week. He stated there had been a lot of people who prayed for his mother, offer help, but those six individuals are very special.

Longanecker brought up the parking lots that were still stone at Auto Park, Cashen Creek, and the County.

Manuwal replied that the County lot had been blocked off as the vehicles parked there were not from the County. He stated that Auto Park and Cashen Creek were sent letters. He believed that Auto Park will be reaching out with a variance.

Kathy Bottorff with WTCA stated at the County’s meeting it was brought up that it will be getting paved by Milestone Contractors this season.

With there being no other business to come before the Commission, Commissioners Webster and Pinkerton moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:25 p.m.



Kyle Williams, Recording Secretary