

PLYMOUTH PLAN COMMISSION

September 3, 2024

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on September 3, 2024, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Mark Gidley, Beth Pinkerton, Linda Secor, Dan Sellers, Fred Webster, and Paul Wendel answering roll call who were physically present. Commissioner Shiloh Carothers Milner attended virtually. Commissioners Randy Longanecker and Angela Rupchock-Schafer were absent. Others present were Advisory Member David Hostetler, Building Commissioner Dennis Manuwal, Jr., City Attorney Jeff Houin, and Plan Consultant Ralph Booker. 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 July 2, 2024. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on August 22, 2024:

**116
Legals**

correct lot lines on parcels 50-42-34-000-014.000-018, 50-42-34-000-015.000-018, 50-42-34-000-016.000-018 and 50-42-34-000-018.001-018, located at 11867 and 11821 Plymouth-Goshen TRL, Plymouth, IN 46563, zoned R-1, Rural 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, please call the ADA Coordinator at 574-936-2948.

Kyle Williams, Recording Secretary, Plan Commission, August 22, 2024

**NOTICE OF
PUBLIC HEARING**

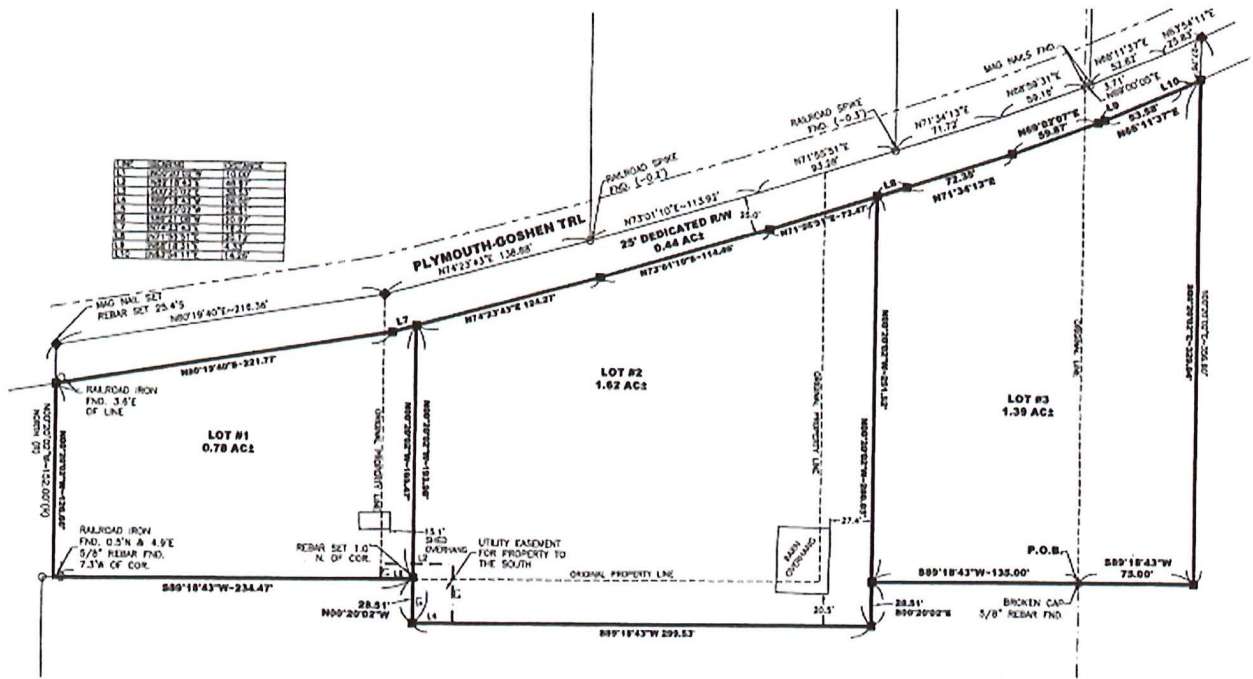
The Plan Commission of the City of Plymouth, Indiana will hold a hearing on September 3, 2024, at 7:00 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:
PC 2024-12: Tom Read, 11821 Plymouth-Goshen TRL, Plymouth, IN 46563: A Minor Subdivision of three (3) lots of .78, 1.62, and 1.39 acres to

PC 2024-12: Tom Read, 11821 Plymouth-Goshen TRL, Plymouth, IN 46563: A Minor Subdivision of three (3) lots of .78, 1.62, and 1.39 acres to correct lot lines on parcels 50-42-34-000-014.000-018, 50-42-34-000-015.000-018, 50-42-34-000-016.000-018, and 50-42-34-000-018.001-018, located at 11867 and 11821 Plymouth-Goshen TRL, Plymouth, IN 46563, zoned R-1, Rural 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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Booker pointed out that they could see from the dotted lines where the parcels currently were. He explained that in a couple of places they go through accessory structures and explained that to fix it they had to acquire some land from Jon Langfeldt. He added that he was aware that it was not the public hearing but said that Langfeldt called him that afternoon, saying he was all for it but had another event planned for that evening.

Tom Read (11821 Plymouth-Goshen Trl., Plymouth, IN 46563)

Read stated it was something that was not caught a long time ago, and they were getting ready to sell their parent’s house as they had passed away. He said that when he saw the parcel lines going through the pole barn, it would be right and proper to get it done the right way. He stated that he, Jon Langfeldt, and John Everhart knew what properties they each had, so everything was fair and square.

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

There were no comments at that time.

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

Commissioners Webster and Pinkerton moved and seconded to approve PC 2024-12 as presented. The motion passed by roll call vote.

In Favor: Eads, Gidley, Milner, Pinkerton, Secor, Sellers, Webster, Wendel, and Feece

Opposed: None

Absent: Longanecker and Rupchock-Schafer

Sellers thanked Read for doing it, as many families did not do what he did, and said it made it a whole lot easier to sell the property.

Feece agreed that it helped keep them from having problems in the future.

Comprehensive Plan Update:

Houin stated the zoning committee had been on hiatus with the READI 2.0 work going on and said the applications were submitted on August 30, 2024. He said they planned to go before the Plan Commission with some zoning recommendations the following month.

With there being no other business to come before the Commission, Commissioners Webster and Eads moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:10 p.m.



Kyle Williams, Recording Secretary