

PLYMOUTH PLAN COMMISSION

October 1, 2024

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on October 1, 2024, at 7:00 p.m.

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

Commissioners Webster and Eads moved and seconded to approve the minutes of the last regular meeting on September 3, 2024. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on September 19, 2024:

NOTICE OF PUBLIC HEARING
The Plan Commission of the City of Plymouth, Indiana will hold a hearing on October 1, 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 2024-13: Habitat for Humanity of Marshall County, PO Box 524, Plymouth, IN 46563: A Subdivision re-plat of lot 30 (50-42-92-304-721.000-019), lot 31 (50-42-92-304-723.000-019), lot 32 (50-42-92-304-724.000-019) and lot 37 (50-42-92-304-729.000-019) of Neidinger Park, located at Illinois Street, 925 Dora Lane, and Dora Lane, Plymouth, IN 46563, zoned R-3, Traditional Residential District.

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PC 2024-14: Plymouth Plan Commission, 124 N. Michigan Street, Plymouth, IN 46563: An amendment to the following: Article 3 Standard Zoning District Intent, Uses, & Standards; Section 140 Zoning District Distance Standards; A. Setback Requirements; 3. Averaging Setbacks Along Road or Street Frontages:
To create an average rear yard setback where determined by the Zoning Administrator and establish the rear yard setback for the portion of property abutting an alley as the average setback or ten (10) feet, whichever is greater.
Article 3 Standard Zoning Districts Intent, Uses, & Standards; R-3 Traditional Residential District; Minimum Side Yard Setbacks:

116 Legals

To change the Minimum Side Yard Setback from 10 feet or 10% of the lot width to 5 feet.
Article 3 Standard Zoning Districts Intent, Uses, & Standards; R-4 Multi-Family Residential District; Minimum Side Yard Setbacks:
To change the Minimum Side Yard Setback from 10 feet or 10% of the lot width to 5 feet.
Article 3 Standard Zoning Districts Intent, Uses, & Standards; Section 140 Zoning District Distance Standards; Table 3-B, Distance Standards:
To amend Table 3-B to reflect the following setback requirements:
R-3, Traditional Residential; Side Yard: 5'
R-4, Multi-Family Residential; Side Yard: 5'

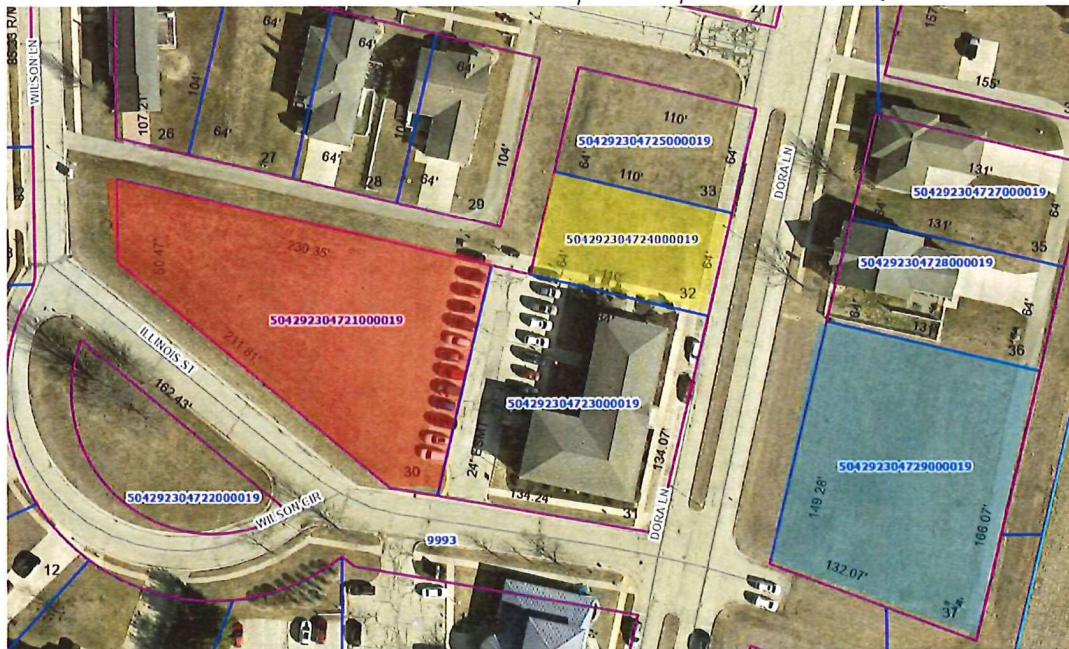
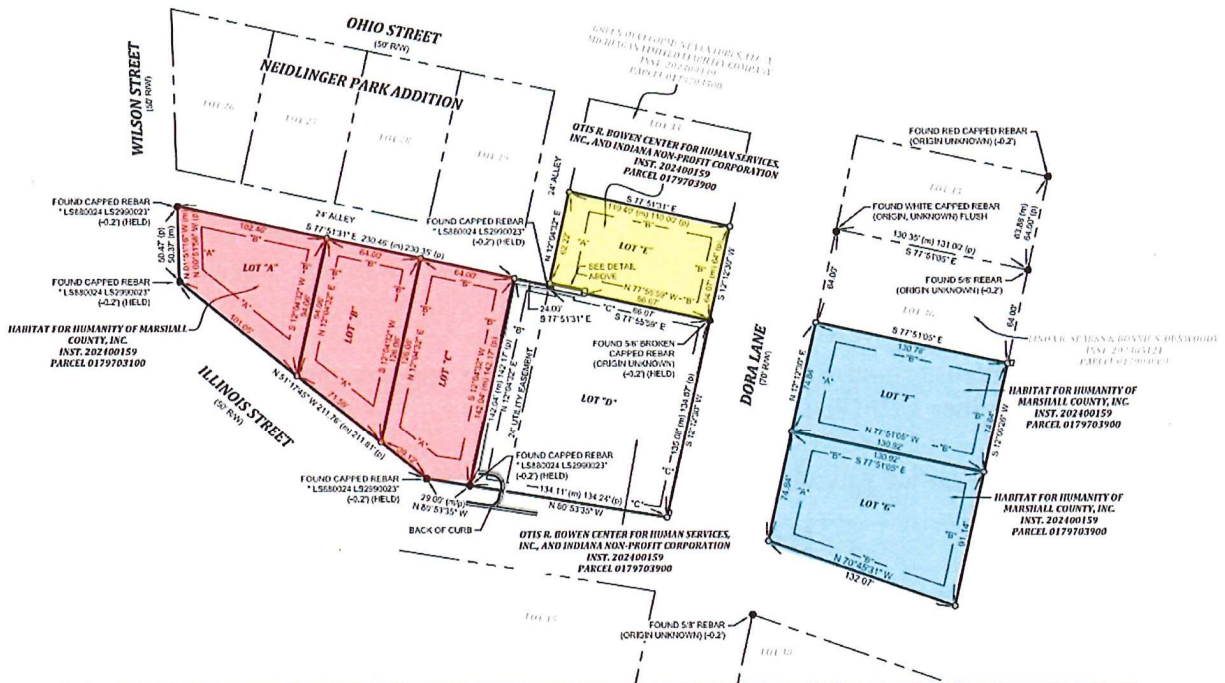
Information on these matters may be obtained at the office of the Clerk-Treasurer, 124 N. Michigan St., Plymouth, IN and telephone #574-936-2124. Written objections to the proposal filed at the Clerk-Treasurer's office will be considered and oral comments will be heard. The hearing may be continued from 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, September 19, 2024

PC 2024-13: Habitat for Humanity of Marshall County, PO Box 524, Plymouth, IN 46563: A Subdivision re-plat of lot 30 (50-42-92-304-721.000-019), lot 31 (50-42-92-304-723.000-019), lot 32 (50-42-92-304-724.000-019) and lot 37 (50-42-92-304-729.000-019) of Neidinger Park, located at Illinois Street, 925 Dora Lane, and Dora Lane, Plymouth, IN 46563, zoned R-3, Traditional 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 stated the original PUD was done June 4, 1996. He provided an overview of the original uses for the PUD which outlined mixed use development.

Dean Byers (1708 Westgate Ave., Plymouth, IN 46563)

Byers stated their plan was to replat the whole thing and they had sketched out some plans they had not completed yet. He stated they are waiting to see where READI 2.0 funds would go and they would like to sell two lots at least to bring it down to 10 building lots so they have funds to complete the development

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of the subdivision. He stated that five years ago they got a grant from Indiana Housing Authority to build 10 houses in Marshall County, and listed 3 in Bourbon, 3 in Argos, and 4 in Plymouth but the pandemic hit and they had to give up on the grant. He stated they would like to reapply for the grant for the subdivision and it was a plan where each homeowner that purchased a home would get a \$40,000 subsidy to make it affordable.

Longanecker asked if these homes would be affordable housing units.

Byers replied they were thinking under \$200,000 per house.

Longanecker asked if they would be government subsidized housing.

Byers replied that the subsidy would be for the purchaser of the home and not a traditional Habitat for Humanity program that you would normally see using volunteers, but rather similar to what they had done on Harrison Street where they built five houses. He stated the property was donated so that was why they were developing it.

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

Michael Delp (3746 W. Shore Dr., Bremen, IN 46506)

Delp stated he was a part of Habitat for Humanity and wanted to add that only change to the lot north of the Bowen Center was that the dumpster for the Bowen Center encroaches onto the other property by 5-6 feet and they did not want the Bowen Center to have to change that. He stated that was the only reason why there was a change to that lot.

Bonnie Dunwoody (970 Dora Ln., Plymouth, IN 46563)

Dunwoody stated that her home would be the one that would be having all the development happen around it. She asked if it would all be ranch houses or if they would be two stories.

Byers replied they would all be single story.

Delp stated he did not believe they could confirm that officially as they are planning to sell those lots. He stated if this was approved that night, they would be signing a purchase agreement with Allen Edwin Homes, who are the ones building all the other homes there now, and the lot two lots north of the Bowen Center, they had put a two-story house. He stated he was not sure what they were planning to build on them as Habitat for Humanity south of the Bowen Center, they were not planning on two-story, but he could not speak for Allen Edwin Homes as they are building two-story homes. He stated they could not guarantee their plans after they sell those lots. He commented that the lots next to them are bigger so they could build a larger home there but to say they could restrict them, that he did not believe they could do that.

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

Commissioners Webster and Milner moved and seconded to approve PC 2024-13 as presented. The motion passed by roll call vote.

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

Opposed: None

Absent: Rupchock-Schafer and Wendel

PC 2024-14: Plymouth Plan Commission, 124 N. Michigan Street, Plymouth, IN 46563: An amendment to the following:

- Article 3 Standard Zoning District Intent, Uses, & Standards; Section 140 Zoning District Distance Standards; A. Setback Requirements; 3. Averaging Setbacks Along Road or Street Frontages:

To create an average rear yard setback where determined by the Zoning Administrator and establish the rear yard setback for the portion of property abutting an alley as the average setback or five (5) feet, whichever is greater.

- Article 3 Standard Zoning Districts Intent, Uses, & Standards; R-3 Traditional Residential District; Minimum Side Yard Setbacks:

To change the Minimum Side Yard Setback from 10 feet or 10% of the lot width to 5 feet.

- Article 3 Standard Zoning Districts Intent, Uses, & Standards; R-4 Multi-Family Residential District; Minimum Side Yard Setbacks:

To change the Minimum Side Yard Setback from 10 feet or 10% of the lot width to 5 feet.

- Article 3 Standard Zoning Districts Intent, Uses, & Standards; Section 140 Zoning District Distance Standards; Table 3-B, Distance Standards:

To amend Table 3-B to reflect the following setback requirements:

R-3, Traditional Residential; Side Yard: 5'

R-4, Multi-Family Residential; Side Yard: 5'

Booker stated when the Comprehensive Plan Comitee was established, it was decided to establish various subcommittees that would report back to the Plan Commission and the Comprehensive Plan Committee. He stated during the research for the zoning subcommittee, they asked Booker what items they received the most variances on that the Board of Zoning Appeals had to most often consider. He stated the item they considered most was setbacks and there was also discussion about garages along alleys and when the alleys were established many years ago, that it was decided to have the garage in the back. He stated if someone had wanted a garage now and they had to put a new one up, that according to their ordinance it would have to be 15 feet back from the alley.

Houin wished to clarify that the side yard setbacks in R-3 and R-4 was currently 10 feet or 10% of the lot width, so to get the whole 10 feet, they would need to have a 100-foot-wide lot and there are no 100-foot lots in the traditional neighborhoods, as most of them are 40-50 feet. He stated for example in his old neighborhood, most of the lots are 40 feet wide so you could have a 4-foot side yard setback but that does not meet building codes unless you have a fire rated wall. He stated in consultation with Building Commissioner Manuwal, that they felt 5 feet was appropriate as a setback as Booker explained that most

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of those variance requests were granted. He stated a 5-foot minimum would give them a necessary distance to meet fire code. He stated they could get a smaller setback, but they would have to jump through hoops for it.

Gidley asked for clarification that a garage could sit 5 feet from the alley then. Houin agreed. Gidley asked if there would be any provision for two garages not opposing one another from across the alley.

Houin replied that there was not because if there was a fire, that if they had a five-foot setback on either side, that they would have a minimum of a 10-foot setback, along with the width of the alley.

Gidley asked if that was enough room for a car to back up without being in the other person's driveway.

Houin replied that it depended on the size of the car, but part of the reasoning was that in those traditional neighborhoods, that was how they were built and sometimes even closer. He stated this amendment would fit with the existing character.

Booker commented that the problem of garages opposing one another was already there. He believed this would lessen the problem.

Webster asked for clarification that there would be a 5-foot setback on the side yard as well. Booker agreed. Webster commented that if him and Feece decided to buy a lot over at Neidlinger Park, and they buy them next door, that he would be able to build his property five feet from the property line and he would be able to do the same from his property, only allowing 10 feet between the two houses. He asked if there would be any fire codes that need to be met with the buildings being so close.

Houin replied that Manuwal would be able to explain it better than he could but the fire code for building separation was 5 feet, but that would include any parts of the structure or house. He stated if the home were to have an overhang eave that it would have to be 5 feet apart.

Webster stated he wanted that to be clarified as he was worried about fire jumping from one property to the other.

Houin stated from his understanding was that the building code required 5 feet for each for a 10-foot separation.

Gidley commented that the houses they are building on Dora Lane are smaller than 5 feet apart, but those houses have firewalls.

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

There were no comments at that time.

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

Commissioners Gidley and Webster moved and seconded to provide a favorable recommendation of PC 2024-14 to the city council. The motion passed by roll call vote.

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

Opposed: None

Absent: Rupchock-Schafer and Wendel

Comprehensive Plan Update:

Houin stated the subcommittees continue to meet the Plan Commission just to action on one of the recommendations from the zoning subcommittee. He stated that zoning subcommittee started by looking at ways to make the process more efficient, so variances that are routinely granted, indicate that they should look at amending the zoning ordinance to avoid those variances in the future. He stated they had a committee working on the commercial revitalization grant process and that got set aside while they were focused on READI 2.0 matters. He stated the city has a commercial revitalization grant that contributes to exterior improvements to commercial property in the city and they are looking at ways to make it a more efficient grant process and bring more attention to it so more commercial property owners may take advantage of it. He stated they should be getting together in the next week or two to finalize recommendations on that. He stated the newest subcommittee, the Empowerment Subcommittee, held a second meeting that Saturday and continued to work on finding ways to bring more residents into the process to empower them to have a voice to ensure their concerns and opinions are heard. He stated La Voz Unida was really involved, especially within the Hispanic community. He mentioned there was also the discussion about housing issues and how they could work on improving conditions within the city but also ensure they are hearing from those affected throughout the city on those and other matters.

Delp explained he meant no disrespect to the people at 300 Pennsylvania Avenue, up against the railroad tracks, that they would see a home that was remodeled 10-15 years ago, and the insulation board was on the outside with duct tape coming off. He explained that it was never sided and after the remodel they put a nice elaborate pool with a nice big deck around the pool. He believed there was not much that could be done about that situation, but he sure hoped that would not happen at other places throughout the city and he was unsure why it was not sided at the time. He stated they should never let a home remodel and not within a year or so, that it should be sided. He stated it was not fair for the property values of the neighbors.

Pinkerton asked whose responsibility it was.

Houin replied that he could discuss the home with the Building Commissioner once he was back from vacation and they would look at it as he was unfamiliar with the situation.

Delp wished to clarify that it was not done under Manuwal but one of his predecessors. He believed someone should have followed up and not allowed it to get to this point. He stated if they had not seen it, it was 300 Pennsylvania Avenue.

With there being no other business to come before the Commission, Commissioners Webster and Sellers moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:34 p.m.



Kyle Williams, Recording Secretary