

PLYMOUTH PLAN COMMISSION

December 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 December 3, 2024, at 7:00 p.m.

Commission Vice-President Alex Eads called the meeting to order for Commissioners Mark Gidley, Randy Longanecker, Shiloh Carothers Milner, Beth Pinkerton, Linda Secor, Dan Sellers, Fred Webster, and Paul Wendel answering roll call who were physically present. Commissioner Angela Rupchock-Schafer attended virtually. Commission President Doug Feece was 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 Wendel moved and seconded to approve the minutes of the last regular meeting on November 6, 2024. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on November 21, 2024:

<p>NOTICE OF PUBLIC HEARING The Plan Commission of the City of Plymouth, Indiana will hold a hearing on December 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:</p>	<p>116 Legals</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. If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948. Kyle Williams, Recording Secretary, Plan Commission, November 21, 2024.</p>
<p>PC 2024-16: Julie Lynn Harrell, Carol Jean & Jeffrey Wayne Beatty, 13180 Queen RD, Plymouth, IN 46563: A Minor Subdivision of 2.24 acres, on parcel 50-32-07-000-032.000-018, located just north of 10869 Olive TRL, Plymouth, IN 46563, zoned R-2, Suburban Residential District.</p>		

PC 2024-16: Julie Lynn Harrell, Carol Jean & Jeffrey Wayne Beatty, 13180 Queen RD, Plymouth, IN 46563: A Minor Subdivision of 2.24 acres, on parcel 50-32-07-000-032.000-018, located just north of 10869 Olive TRL, 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:



PLYMOUTH PLAN COMMISSION

December 3, 2024

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

James McLaughlin (1405 N. Michigan Street, IN 46563)

McLaughlin stated he would bring the finished plat to the city office in the morning as there was a miscommunication about the plat being brought to the city office.

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

Commissioners Wendel and Webster moved and seconded to approve PC 2024-16 as presented. The motion passed by roll call vote.

In Favor: Eads, Gidley, Longanecker, Milner, Pinkerton, Rupchock-Schafer, Secor, Sellers, Webster, and Wendel

Opposed: None

Absent: Feece

Comprehensive Plan Update:

Houin invited everyone to attend the annual recap celebration for the Comprehensive Plan at the Heartland Arts Center that Thursday. He listed the date as December 5th, 2024 at noon. He stated that lunch would be provided and requested them to contact the Promotion of the City Coordinator Laura Mann if they plan to attend so they can prepare enough food for everyone.

Other Business:

Booker stated it would be good to either set the dates for next year or to at least set the date for the first meeting of next year.

Commissioners Webster and Gidley moved and seconded to make the next meeting date and time for January 7, 2025, the first Tuesday at 7:00 p.m. in the City Council Chambers. The motion passed by roll call vote.

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

Opposed: Wendel

Absent: Feece

Listenberger thanked everyone for their job this year and explained that this would be Ralph Booker's last meeting. He stated it had been a pleasure working with him and when he came into office last year around this time, Booker agreed to stay on for a year. He stated that he had done a wonderful job and that he had earned his retirement.

Booker stated that he appreciated working with city staff and everyone on commission. He explained the commission does their job well and they try to do their homework which makes their job much

PLYMOUTH PLAN COMMISSION

December 3, 2024

easier. He added that they overlook whenever he does something wrong which doesn't ever happen.

Listenberger reminded them that two Plan Commission member terms, Linda Secor and Beth Pinkerton, expire at the end of the year.

Webster asked if those were mayoral appointments. Listenberger agreed. Webster believed another appointment was about to expire with Marshall County, that being Doug Feece.

Listenberger reminded them that the two Plan Commission Alternate terms, Linda Secor and Fred Webster, expire at the end of the year as well. He added that for the Board of Zoning Appeals terms, Alan Selge and Paul Wendel would expire at the end of the year as well.

Houin stated that Ty Adley started yesterday and that he would be here the following month as he was preoccupied with another meeting that night.

With there being no other business to come before the Commission, Commissioners Webster and Wendel moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:15 p.m.



Kyle Williams, Recording Secretary