

PLYMOUTH PLAN COMMISSION

October 4, 2022

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on October 4, 2022, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Mark Gidley, Beth Pinkerton, Angela Rupchock-Schafer, Linda Secor, Fred Webster, and Paul Wendel answering roll call whom were physically present. Randy Longanecker attended virtually. Bill Walters was absent. Others present were Building Commissioner Hammonds, City Attorney Surrisi, and County Commissioner Klotz. 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 last regular meeting of September 6, 2022. The motion carried.

Resolution No. 2022-1017: A Resolution of the Plymouth Plan Commission Approving Resolution No. 2022-1016, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3).

City Attorney Surrisi states that this is to add two projects to their project list. He lists one as supporting construction of improvements to Commerce Street west of Pioneer Drive. He lists the other as support for the development of a new hotel that is located on the parcel on the north side of Miller Drive just east of the plaza where Hacienda and MCEDC is in. He states that this Resolution is to confirm that these projects fit in with the Comprehensive Plan.

Pinkerton asks what kind of hotel is being talked about.

Surrisi responds by stating that he has been working with Dave Miller from VanVactor Farms and he has been working with a company called JSK Hospitality. He states that a new company that is a Plymouth LLC is affiliated with JSK. He explains that JSK Hospitality owns lots of hotels around Northern Indiana and two recent examples would be the Marriot in downtown South Bend and Holiday Express in South Bend. He states that Dave Miller and AJ Patel, who is the principal at JSK Hospitality, have been negotiating on the property deal. He states that MCEDC and the City have been in talks with Patel for a number of years to put this deal together and originally, they looked at a smaller lot that is immediately adjacent to the Aquatic Center with the thought they could share parking. He explains that was not approved by the Hotel brand as they were worried that there would not be enough dedicated spaces for their guests if there were Aquatic Center events. He states that the Hospitality industry calmed down for a few years thanks to the pandemic but things have started to improve and discussions have reengaged. He states that this Resolution is preparing to get this deal on the way.

Webster asks how many stories and how many rooms they were looking at putting in. He states that he saw everything that has came in before the Technical Review Committee and it has been a while so he is sure some of the design has changed by now.

Surrisi responds by stating that he is not aware that it has changed that much but he believes it is around 80-90 rooms.

Webster asks if they are going to three stories or just two.

Surrisi responds by stating that it may be just two but he is not entirely certain. He states that the brand that they have reserved the spot for is a Hampton Inn.

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Gidley asks if some of this money that is being set aside is going to be used for road improvements on the west side of Commerce Drive, which is out by the old Turn One building.

Surrisi responds by stating that is Miller Drive. He explains that Commerce Drive is the street that Pretzels Inc, Harrington Noodles, and the new Plymouth Molding Group and it leads back to the newer Pine Water Treatment Plant.

Gidley asks if that money will be used for expanded that road past Pretzels and to the Pine Water Treatment Plant.

Surrisi responds by stating that when PIDCO developed that subdivision that they never completed construction of Commerce Street. He states that currently it is still privately owned and PIDCO has been working on getting completing a survey that will delineate the street. He states that when they were competing to get the Pretzels Inc. expansion that they were competing with another site in Kansas and part of the negotiations with that is that they needed some more land. He states that PIDCO agreed to donate a portion of their land that was north of Commerce Street to the transaction and in exchange the Mayor committed to eventually accept dedication of Commerce Street and finish that out to support all the development that is happening out there. He explains that they are just now getting to that point but this project would not provide development of it all the way around. He states that the way that it is platted now is that road goes back to the water plant and then does a loop that connects to Gary Drive. He states that in those discussions the Mayor only committed to pave what currently looks like is paved. He states that it goes back to a parking lot where it looks like Pretzels Inc. built on the west side of their property and then the road turns into a gravel road and goes back to the water plant. He states that they would just pave to where the gravel road starts now.

Gidley asks for clarification that it will not go all the way to the wellhead there.

Surrisi agrees.

Gidley asks what the money that is going to be dedicated to the hotel side will be used for. He asks if it will be for underground improvements, road improvements, etc.

Surrisi responds by stating that it is still yet to be determined. He states that amount was settled on a number of years ago when MCEDC were heavily involved in the transaction and they were looking at going after the state grant program called Redevelopment Tax Credits. He states that the deal was different then but that was the number that was allocated towards purchase of the land. He states that since the Redevelopment Tax Credit program has changed and they are more focused on awarding those tax credits towards projects that are more manufacturing oriented rather than hospitality. He states that turned a lot as the pandemic hit so that made that less feasible then but they are still plugged in with that \$360,000.00 figure. He explains that this Resolution just approves the project in general and the Redevelopment Commission, once this is fully approved, will have to get together and work out some type of contract that delineates what that money is going toward.

Rupchock-Schafer asks if the Plan Commission will be approached later for replating for this development or does the TIF designation include that.

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Surrisi responds by stating that he does not believe that it will require any replating. He states that if it does however, that they would be approached again as the TIF designation would not cover that. He states that this is just part of the process under the Redevelopment statutes in order for them to add new projects to their project list. He states that first they have to decide in a Resolution that they have to do it and then it has to go to the Plan Commission to see if what they want to do is supported by the Comprehensive Plan. He states that then it goes to the City Council and they have to agree with the Plan Commission that it is supported by the Comprehensive Plan and then the Redevelopment Commission has to hold a public hearing and hear any input from the public in regards to their thoughts on the projects. He states that after that hearing, then the Redevelopment Commission can formally confirm the Resolution and add this to their project list.

Webster asks if there will be any zoning changes on the parcel.

Surrisi responds by stating that he does not believe so.

Rupchock-Schafer states that since a replat is not required that they would not be approached before the build happens to talk about sidewalks, accessibility, or parking for disability. She asks what that process would look like.

Surrisi responds by stating that the site plan would have to be approved by the Technical Review Committee and the Building Commissioner. He states they already engaged a builder who has rough plans together and those have been taken to the TRC. He states that they would have to comply with all the existing regulations and get their site plan approved by the TRC and if they wanted to deviate from any of the standards that they would have to either come back here or the Board of Zoning Appeals for that.

Rupchock-Schafer asks if this project would be grandfathered in in any way given when it was started and where they are now.

Webster adds that they have changed locations so that would be one strike against it.

Surrisi responds by stating that it has never been fully formed to be grandfathered in.

Commissioners Webster and Wendel moved and seconded to approve Resolution No. 2022-1017, A Resolution of the Plymouth Plan Commission Approving Resolution No. 2022-1016, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3) as presented. The motion passed by roll call vote.

Yes: Eads, Gidley, Longanecker, Pinkerton, Rupchock-Schafer, Secor, Webster, Wendel, Feece

No: None

Absent: Walters

Discussion of Comprehensive Plan Update:

Surrisi states that he is giving an update on the Comprehensive Plan. He states that they are starting the process of working on that and Rupchock-Schafer has agreed to be on the Steering Committee and they would have room for more if anyone was interested.

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Webster asks when they would plan to meet.

Surrisi responds by stating that they just circulated a poll to people whom have already agreed to be on it this week. He states that it is once a month and the choices that they gave everyone were Monday, Tuesday, Wednesday and Thursday. He states that the times given were between 9 am to 6 pm. He states that they divided that into four segments and asked them what worked best for them. He states that they have not heard any feedback from the members yet. He states that these meetings would last about 6 months with each meeting being an hour to an hour and a half per meeting.

Gidley asks if Surrisi could share who has agreed to be on so far.

Surrisi responds by listing the current members listed in the back of the memo.

Current Steering Committee Members

Name	Organization & Title
Ty Adley	Marshall County Plan Director
Allie Shook	Lifelong Learning Network
Mitch Mawhorter	Superintendent
Gary Neidig	ITAMCO, President
Greg Hildebrand	Marshall County EDC
Angie Rupchock-Schafer	Plan Commission
Linda Yoder	MCCF & UW, Executive Director
Chelsea Smith	North Twnshp Trustee, 1st Source Bank
Connie Holzwart	Executive Director
Ed Rodriguez	Realtor, leader in Hispanic community
Norma Rodriguez	English as a New Language Coordinato
Evelin Vargas	Restaurant Owner,
Brent Martin	SRKM Architecture
Matt Davis	ITAMCO
Matthew Celmer	MoonTree Studios, Director
Ralph Booker	Planning Consultant
Don Ecker	City of Plymouth, City Council
Jeff Houin	City of Plymouth, City Council
Sean Surrisi	City of Plymouth
Mayor Mark Sentor	City of Plymouth
Laura Mann	City of Plymouth
Kevin Berger	Easterday Construction, President
Anna Kietzman	Heartland Artist Gallery, President

Webster asks if they will be meeting in the Council Chambers here.

Surrisi responds by stating that he would guess based on the amount on the list that perhaps they could get them all in the Mayor's conference room but they may have to find a bigger venue.

Webster states that he would like to be added to the list.

Surrisi responds by stating with a group that big he is sure not everyone will be able to make it to every meeting but there will be some materials and homework sent to each member in advance so they can comment on it if they cannot attend.

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Yes: Eads, Gidley, Longanecker, Pinkerton, Rupchock-Schafer, Secor, Webster, Wendel, Feece

No: None

Absent: Walters

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 7:20 p.m.

Kyle L. Williams
Kyle Williams, Recording Secretary