

PLYMOUTH PLAN COMMISSION

February 7, 2023

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on February 7, 2023, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Mark Gidley, Randy Longanecker, Beth Pinkerton, Bill Walters, Fred Webster, and Paul Wendel answering roll call whom were physically present. Angela Rupchock-Schafer and Linda Secor were absent. Others present were Mayor Senter, Building Commissioner Hammonds and Plan Consultant Booker. The public was not 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 January 3, 2023. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on January 20, 2023:

**NOTICE OF
PUBLIC HEARING**
The Plan Commission of the City of Plymouth, Indiana will hold a hearing on February 7, 2023 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 2023-02: Green Development Ventures, LLC, 2186 E. Centre Ave., Portage, MI 49002: An Amendment to Riverside Meadows Planned Unit Development, Section One (parcel 50-42-33-400-002.026-019) changing the use of Lot 40 from Neighborhood Commercial to Single Family Residential, located on Solomon CT., zoned Plan Unit Development. 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, January 20, 2023

PC 2023-02: Green Development Ventures, LLC, 2186 E. Centre Ave., Portage, MI 49002: An Amendment to Riverside Meadows Planned Unit Development, Section One (parcel 50-42-33-400-002.026-019) changing the use of Lot 40 from Neighborhood Commercial to Single Family Residential, located on Solomon CT., zoned Plan Unit Development.

Plan Consultant Booker reviewed the findings of fact and the request from the applicant. He read the applicant's letter aloud. See attached letter below.

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Green Development Ventures, LLC
2186 East Centre Avenue
Portage, MI 49002

Lynn Gorski, City Clerk
City of Plymouth
124 N. Michigan Street
Plymouth, Indiana 46563

December 29, 2022

Re: Riverside Meadows PUD Amendment, Section One – Lot 40 (0.45 acre, Parcel #50-42-33-400-002.026-019)

Dear Ms. Gorski,

As directed by the City of Plymouth Technical Review Committee following the December 13, 2022 meeting, attached please find the Planned Unit Development (PUD) Amendment application package for the above captioned project. The application proposes to amend Lot 40 of the Riverside Meadows PUD, Section One changing the zoning/use from Neighborhood Commercial to Single Family Residential. Attached are the following documents:

- Signed Application to Amend Planned Unit Development
- 2007 Approved Final Plat of Riverside Meadows PUD, Section One
- Preliminary Site Development Plan for Lot 40 (three detached single family homes)
- Review Fee checks for PUD Amendment (\$150.00)

We request this proposed PUD Amendment be scheduled for the February 6, 2023 Planning Commission meeting.

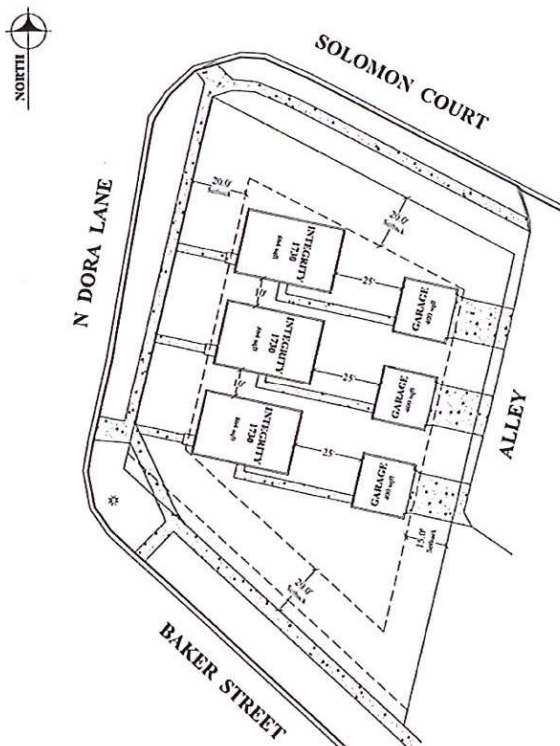
If you have any questions or require additional information, please contact me at your earliest convenience.

Sincerely,

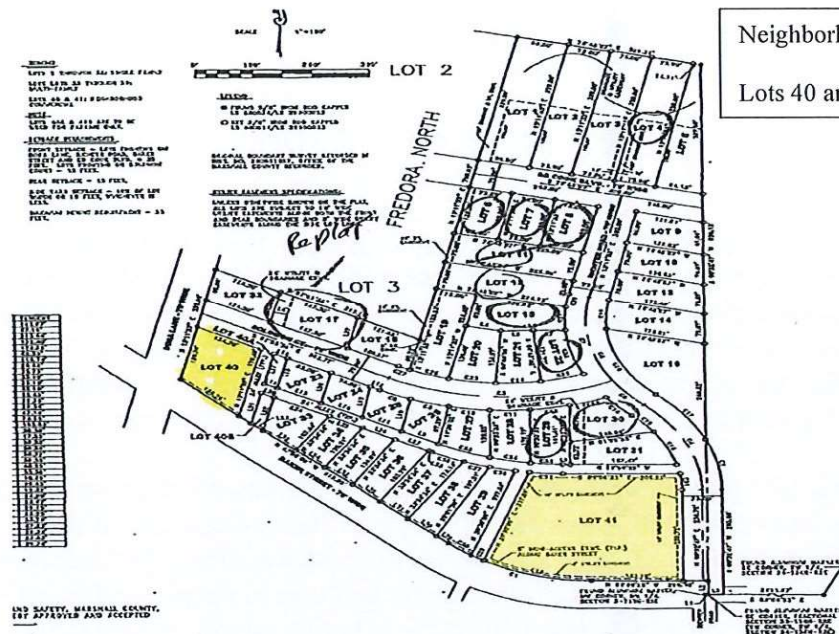


Michael West, AICP
Land Planning Project Manager
Green Development Ventures, LLC
2186 East Centre Avenue
Portage, Michigan 49002
(269) 365-8548
mwest@allenedwin.com

CC: Ralph Booker, Plymouth Planning Consultant (via email)
Chris Marshall, Engineering/GIS (via email)



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Neighborhood Commercial Lots:

Lots 40 and 41 – Yellow

Booker states when this PUD was originally approved by the Plan Commission, it was intended to have all single-family lots and two lots for neighborhood commercial. He adds that all entrances to these homes would come off the present alley.

Pinkerton asks what lots are designated for commercial.

Booker responds by stating that Lots 40 and 41 were designated as neighborhood commercial. He explains that he reviewed the prior minutes when this was approved and there was no real definition of neighborhood commercial. He believes that originally the planners thought they may put a retail establishment there in order to service the other lots. He states that he believes that things have changed and that may be something that is not needed now. He remembers that they struggled with Lot 41 as they figured it was multi-use so it would be neighborhood commercial. He states that the applicant has come before the board in order to change Lot 40 from Neighborhood Commercial to Single Family Residential.

Mayor Senter states that this is the neighborhood that fell after the 2009 recession. He explains that this was originally a federal project.

Booker states that is correct. He states that it was federal money that was put in for the roads, infrastructure, etc.

Mike West (2186 E. Centre Ave., Portage, MI 49002)

West states that they did meet with the Technical Review Committee back in December where they talked about all the issues involving utilities, parking, sidewalks and access. He explains that it all seems to work out. He adds that he has preliminary utility maps and their desire would be to build single family homes there as opposed to the neighborhood commercial that was originally planned. He states that as they probably know that area is nearly exclusively characterized by single family homes and he is unsure if a commercial property would be a good fit at this point given the development pattern. He lists a

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church, school and a number of residences. He restates that they would like to do some single-family homes there and request the amendment to make that happen.

Gidley asks when he met with the Technical Review Committee if there was concern about parking along Dora Lane.

West responds by stating that parking did come up in general. He states that they did not want access to those homes from either Dora Lane or Baker Street so they will come in off the back side. He states that each of those will be a two-story home and they are thinking it is either going to be their 1440 model or their 1713 model as both will fit there in that footprint. He adds that each will have a detached garage coming in off the alley so each of those homes will have a two car garage and then the driveway there were they can fit a couple other cars without interfering with any other roadways.

Gidley states that his only concern with Dora Lane is if you can picture how the traffic has to turn on Dora Lane. He states that road is actually an angle to Baker Street and it makes turning onto their difficult. He adds that there used to be an island in the center of there with trees in it and they took that out because people were having a hard time making that turn so people tend to cut it to begin with. He states that he is unsure what the city's plan is there but he would assume they would make that no parking along there. He asks if it would be a problem for him if they do.

West responds by stating all the parking will come in off the alleyway. He states that would be the plan and he agrees that would not be a safe arrangement for people coming in off Baker Street. He states that he is unaware if there is a parking order on that street that the City has or would consider if it were to become a problem.

Gidley states that down in front of the apartments that there is supposed to be no parking in front of those apartments but occasionally you will see a car parked along there.

Booker states that along Baker Street there is a non-access easement and he believes there is a non-access easement along Dora Lane as well.

West explains that Booker was indicating that further to the east off Richter Road that one is a much higher density project and that one may have some parking issues along Solomon Court. He states that there is no plan for parking on Dora Lane or any of the streets for that matter.

Gidley states that they are only going to have one investor here so one investor is going to have to deal with tenants that are maybe upset about not parking along Dora Lane. He restates that he is unsure what the city's intention is but if it is anything like the rest of Dora Lane to the north that it will be no parking there.

West adds that they would probably put something in the lease agreement saying that they couldn't park there. He states that if they do not fully use their garage that they are going to have at least three spaces there.

Webster adds that during the Technical Review Committee that Baker Street was brought up a lot.

Longanecker asks it if the zoning should be changed to multi-family since there will be three homes there instead of one.

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Wendel responds by stating that they would still be single-family homes.

Gidley asks if the variance wording should be multi-family or should it be single-family.

Booker responds by stating that they put it down as single-family mainly because the rationale at the time was the applicant could not put multi-family in that and it could only be single-family homes. He states that it would be one plot and that they may have to cut it horizontally but he has not asked the applicant that.

West explains that the homes are going to be leased and they have a professional management company, Copper Bay, that will take this over. He states that these homes are for people that are not in the market to purchase a home but want live in a single-family detached home.

Gidley asks if it should be multi-family.

Hammonds responds by stating that it should be single-family because he does not want to give the option to put apartments there. He states that the lot is big enough for what our ordinance requires for size of property for them to put three single-family homes on it.

Gidley states that even if these had been divided that there is enough room to meet the minimum lot standard.

Hammonds states that there is.

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

There were no comments from the public.

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

Commissioners Gidley and Webster moved and seconded to approve PC 2023-02 as presented. The motion carried by roll call vote.

Yes: Eads, Gidley, Longanecker, Pinkerton, Walters, Webster, Wendel and Feece

No: None

Absent: Rupchock-Schafer and Secor

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 7:16 p.m.



Kyle Williams, Recording Secretary