

PLYMOUTH PLAN COMMISSION

March 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 March 7, 2023, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Mark Gidley, Randy Longanecker, Angela Rupchock-Schafer, Beth Pinkerton, Bill Walters, Fred Webster, and Paul Wendel answering roll call whom were physically present. Commissioners Alex Eads and Linda Secor were absent. Others present were Advisory Member David Hostetler, Building Commissioner Hammonds and Plan Consultant Booker. 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 last regular meeting of February 7, 2023. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on February 23, 2023:

| 116 Legals | |
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| NOTICE OF PUBLIC HEARING The Plan Commission of the City of Plymouth, Indiana will hold a hearing on March 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 2023-03: Briarwood Estates MHP LLC, P.O. Box 33760, Phoenix, AZ 85067: A | minor subdivision, Briarwood Estates, Hoham Drive Minor Subdivision, of 0.48 acres located at 2706 Briarwood Avenue, on parcels 50-42-29-401-032.000-019 and 50-42-29-302-031.000-019 zoned R-3 Traditional 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, February 23, 2023 |

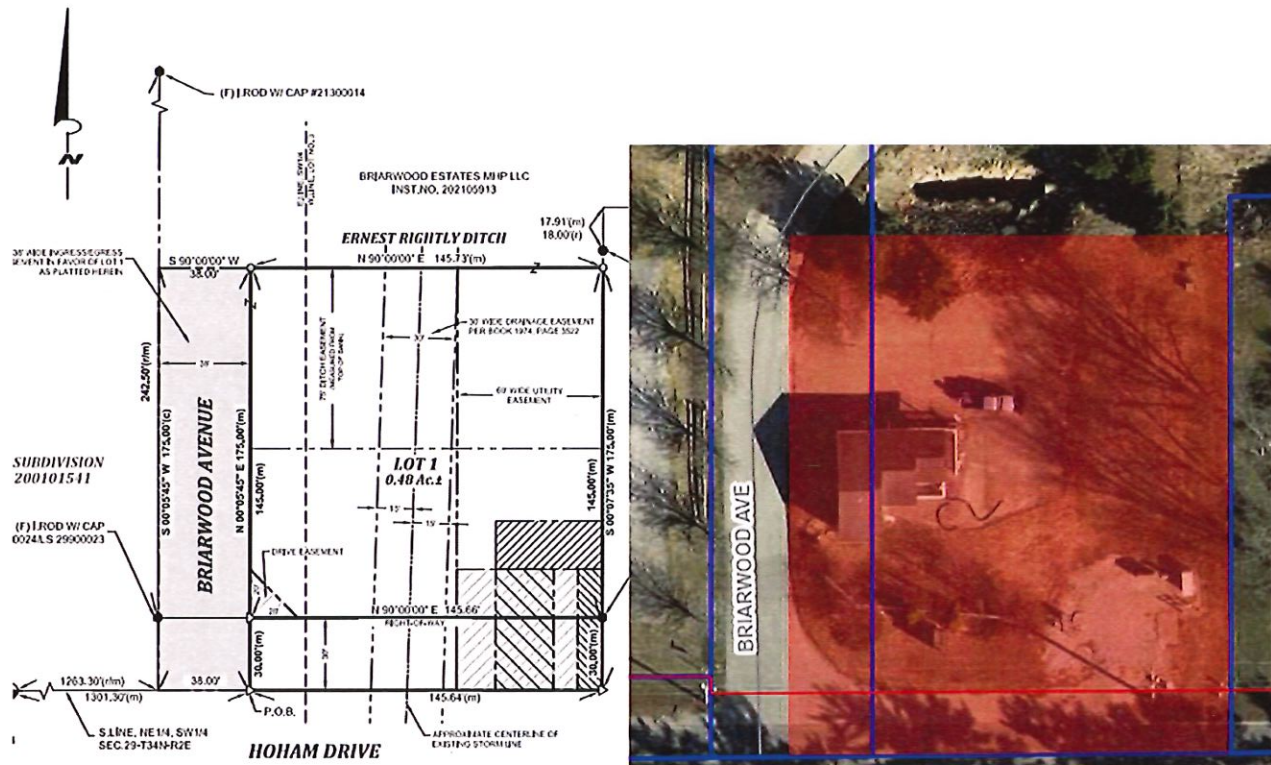
PC 2023-03: Briarwood Estates MHP LLC, P.O. Box 33760, Phoenix, AZ 85067: A minor subdivision, Briarwood Estates, Hoham Drive Minor Subdivision, of 0.48 acres located at 2706 Briarwood Avenue, on parcels 50-42-29-401-032.000-019 and 50-42-29-302-031.000-019 zoned R-3 Traditional Residential District.

Plan Consultant Booker reviewed the findings of fact and the request from the applicant. Booker explains that on the sign for Briarwood, it states, "lots for sale" and due to this being a horizontal property regime that he does not believe there are any lots for sale but that is what they got on their sign. Booker states during the TRC meeting they found the lot does meet their subdivision requirements and they thought at one time when the building was constructed to be both an office and also a tornado shelter for the residents there. He states between him and the City Attorney they reviewed the State laws and could not find anything in which requires them to have a tornado shelter. He states at this time he is unsure if the applicant wishes to use this as an office still or if they plan on a replicated office somewhere else. Booker explains this will take the southern portion of the property and become its own property.

Specific Request (1-2 sentence explanation) _____

Separate the office building and parking area from the rest of the property _____

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Wendel states the line is going straight through the middle of the building.

Booker states at the present time it is. He states that if this was approved then the building would be on its own property.

Wendel asks where they want to move that line to.

Booker responds by showing Wendel his sketch from his report that showed the property covering what is shown on the image below but also encompassing Briarwood Avenue. He states the two properties would continue to the north as they presently are. He states he has no idea why the property was done this way as he wasn't here then.

Wendel states that the new subdivision is going to be a part of the driveway. Booker agrees with an easement.

Gidley asks if the access for the residents is going to be over an easement from this new lot. Booker agrees.

Rupchock-Schafer asks Booker if he can go more into detail on what the Technical Review Committee (TRC) discussed regarding roads.

Booker responds by stating there needs to be an agreement between whoever is purchasing this property and Briarwood for who is going to maintain that road.

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Rupchock-Schafer asks for clarity that it is not a city road then. Gidley responds by stating that it is not a city road.

Booker states that it would need to be maintained by the applicant or the owner and unless they wanted to bring it up to city standards that it should not be turned over to the city. He clarifies the city would not accept it unless the applicant asks and brings it up to city standards.

Wendel states that the driveway into Briarwood is the actual best part of the concrete in that area. He explains that it stops right there and the rest is cow pasture. He expresses that needs to be addressed.

Booker states that he is unsure if that can be addressed at this time as this case is in regards to this minor subdivision. He clarifies that he is not going to state whether or not it needs to be addressed and that he should refer that question to the applicant on whether or not it will be addressed.

Bernard Feeney (1405 N. Michigan Street, Plymouth, IN 46563)

Feeney states he is the surveyor with Wightman Associates office here in Plymouth, Indiana. He states with him this evening are his associate and Project Manager Mike Llewellyn. He states the owners David Krantz and Carla Jetton are here as well along with their Attorney Tammy Ortman. He states this minor plat has been submitted for your approval and the purpose for the minor subdivision is to separate the building and a small piece of property so the building can be sold to an interested party. He states the money or the funds from that sale will be used to improve the infrastructure at the property consisting of the roads and other elements out there that have gone unimproved for a period of time.

Webster asks if he can reiterate what he said earlier. He asks if they are essentially taking these two lots and making them one lot. Feeney agrees. Webster asks if the drive into this place will be on this lot.

Feeney responds by stating that it will not. He states that Booker slightly misstated what the purpose of that easement was. He clarifies there is an easement immediately to the west of the lot and the sole purpose to allow access onto the property that is being platted. He states the easement is for the benefit of the piece of property that is being platted that they have put before them tonight. He clarifies the piece of property will remain a piece of property to the homes in the rear.

Wendel asks if he is the park manager.

Feeney responds by stating that he is not and that he is the land surveyor.

Wendel asks if they have an on-site manager. The public says no. Wendel asks who they contact if they have problems. Feeney responds by stating the owners. The public responds by stating no one.

Feeney explains that the owners are here tonight and he can ask them that question. He states if there are any questions related to the survey or the preparation of the plat then those are questions he can answer.

Booker wants to clarify that the easement to the west would be retained by the properties to the north.

Feeney states the property has full frontage on Hoham Drive but there is no curb cut there.

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Booker adds during the TRC meeting the Street Department expressed they would not want to put another street cut onto Hoham Drive.

Feeney states that consequently because of that this property has the easement.

Webster asks for clarity that Hoham Drive is going to get ready to be redone.

Wendel responds by stating just to Western Avenue. He then expresses that he would want to address Park Management.

Tammy Ortman (One American Square, Suite 2500, Indianapolis, IN 46282)

Ortman states that she is an Attorney with Lewis Kappes who is representing the petitioners. She states that Park Management is off-site and her clients inherited the property through a deed in lieu of foreclosure. She states they have certainly not been the developers for the existence of the time but only since November of 2021. She states they clearly inherited a difficult project that she has learned about since that time but they have at least taken steps forward in a monumental way because most of the problems were unknown to them at the time, they accepted the deed to the property and as problems have come up and as they have identified them, they have taken steps to remedy those problems.

The public voices that they have not.

Feece expresses they will have a time when people from the audience can voice for opinions for or against and at this time, they will ask them to stop with the interruptions so they can continue.

Ortman states in resolving the problems as they are identified to the best that they can that there is certainly a revenue stream and a budget that has to be addressed on an annual basis. She explains when a property is foreclosed upon and turned over to someone else it is because prior management and prior owners did not succeed in their efforts. She restates they were left with a monumental task and it is not something that is going to be solved in 20 minutes, 20 days or even 20 months but these are some of the primary steps going forward to start to solve those problems. She states the water was a prior issue and that was addressed. She states getting a marketing plan in place would be to the benefit of everyone because as the home sights will sell and improve for occupancy then people will make a community. She states that community then supports itself but they need to get to that 2/3 place and with the sign depicting inaccurate telephone numbers then that is not helpful to anyone.

Gidley asks Ortman to explain inherit a deed in lieu of foreclosure.

Ortman responds by stating when the owner mortgages the property, they don't pay the mortgage. She states they do not pay the mortgage for a long enough period of time that the lender says it is now time to address Indiana Law that says they reach a Judicial foreclosure or instead of that process, lawsuit, foreclosure, or sheriff sale the owner can say they will give the deed to the property instead of owing a debt.

Gidley states that it wasn't really an inheritance but rather a transfer of title via a deed. Ortman agrees. Tidley states that these people must have had the mortgage on the property.

Ortman states a related entity did.

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Gidley clarifies something that they owned had a mortgage on that property. Ortman agrees. Gidley states that it is not an inheritance.

Ortman explains that her choice of terms that she did not mean the same thing that Gidley is referring to as inheritance. She clarifies that it is not a death of a family member. She states they inherited a debt and they exchanged that debt for the deed.

Gidley asks what the owner anticipate the value of that property to be that they would liquidate it to an investor and in turn use that money to do some improvements.

Ortman responds by stating the real estate agent was to be here today to address that very logical question but they do not believe she is here and she apologizes for that.

Webster asks what the county's assessed value is on it.

Ortman responds by explaining that particular parcel is not separated out.

Webster explains they could add the two together and get a value out of it.

Ortman states the two parcels that are identified by the tax rolls are a 5 acre track to the west and a 12+ acre track to the east so it is difficult for her to tell them what the value is.

Gidley states he thinks the assessment would show the value of the improvement.

Ortman states that she apologizes that she does not.

Wendel asks who the people call if there are problems.

Ortman states the phone number that is on that sign where... Wendel interjects by stating which is wrong. Ortman states that it isn't wrong because they posted it wrong. She states the homeowners receive regular communications via email, via the office, written communications from her office, and they all have a name and a phone number on them.

Webster asks if there are any regular or irregular office hours.

Ortman responds by stating not at this present time.

Webster states there was when they first started if he remembers correctly.

Ortman agrees and states there was a resident who was manning those office hours for a period of time. She states then a local accounting firm picked up a lot of the duties following that term.

Gidley explains that he is aware they can't necessarily disclose the terms of this property being sold but assuming it sells for \$150,000.00, is there a plan. He asks if there is a plan to do some improvements in there.

Ortman responds by stating there is a plan.

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Gidley asks if those plans can be described in any detail.

Ortman responds by stating as a lawyer she states she has to tell him until she sees ink on a page or a DocuSign that she would not be willing to disclose that. She explains she does not want to misrepresent when he says \$150,000.00 that this purchase would be the land and the small building so that does not represent an accurate image of what the transaction would be. She states the transaction would be only the building and nothing more.

Webster states regardless of whether this sells or not that if they have a set of bullet points or priorities on what they plan to do with this facility in the back.

Ortman asks if he is referring to the subdivision development as a whole then sure.

Webster asks if she can at least fill them in on that because there does not need to be much ink on a paper for that.

Ortman responds by stating that ink was already recorded back in 2002 so it does not take any news to do that. She states it identifies the lot owners, there being 28 presently occupied out of 92 and those homeowners are responsible for paying homeowner's assessment dues. She states currently they are right now in the process of collecting some as delinquent as ten years or more and to be able to collect those to fund the homeowner's association to be able to create the same improvements that are required and designated by the declarations recorded by the county recorder.

Webster states in his younger years he bought a couple of projects not as big as this but smaller ones. He states when he would go in he would have his little clipboard and have his to-do list and prioritize it.

Ortman responds by stating the priority list was to maintain the water, to maintain the mowing, to clear up the snow and the next priority on the list is the roads.

Gidley asks for clarity that they are not selling lots. Ortman agrees. Gidley asks if they pay rent.

Ortman responds by stating they pay homeowner's association dues. She states there are two classes of mobile homes, a manufactured home park and a mobile home park.

Gidley states what they have here is a situation where in the how many years this has been going on they only have 28 occupants not on land they own but they are supposed to pay homeowner's association dues. He states that doesn't generate enough revenue to pay the cost to maintain the roads so the failing has been due to low occupancy and not enough money. He states it is not the occupant's fault that have already made a commitment to live there. He understands this is not totally related to this particular question but they have to stop saying these lots are for sale as they are not.

Ortman agrees and states they can change the sign and state "Homesites available" because that is actually what needs to occur. She states the homesites become occupied when a manufactured home is placed on the real estate. She states the real estate is conveyed for the exact footprint of the manufactured home that is placed. She states what is beyond the footprint of the exterior surface of the manufactured home remains a part of the condominium regime and that is the area that is not sold. She states that is

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the yard, the street and the common areas. She states as a real estate lawyer there is some consternation as to an individual set of home sites that is called a condominium regime. She states this was put in place in 2002 and her personal involvement started in 2022 so it has been a learning experience for everyone.

Wendel asks if any of the occupants own the land.

Ortman responds by stating they do not and they cannot because that is what a condominium regime is.

Gidley explains that it is the same way as Riverwalk. He states whether they call it rent or homeowner's association dues that his mother-in-law has a manufactured home on a concrete foundation. He states she owns that home but not what it sits on and she pays monthly to live there and it is almost full.

Ortman explains if they were in that situation, they would be far away from talking about the roads.

Gidley states that he does not want to be snarky but it had a resident manager who lived right here in town and watched over everything that happened. He states that it is very desirable because people absolutely scrambled when one comes up for sale and they have to be careful saying what they selling. He states they are not selling a lot but they are selling the structure but there is hot demand for it when it comes up.

Ortman states that if she knew the name of that person. Gidley interjects by stating they are dead and his son inherited it. He states they are still involved but part of the problem has been that nobody has been a resident to market and maintain it.

Ortman states that part of that difficulty is they haven't found that person. She states that it isn't for a lack of trying but referrals would absolutely be welcome.

Wendel states they have the perfect location for that person to live sitting right out by the road that they want to sell.

Ortman states there are 92 of those home sites and 28 of them are occupied so they have lots of very nice places for them to live.

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

Steven Douglas Angel (2810 Briarwood Avenue, Plymouth, IN 46563)

Angel explains they do have a plan to do all of this stuff. He states the definite plan is to continue to raise their monthly dues until they are unmanageable. He states they started at \$117.00 which was pretty reasonable and then they went to \$250.00 immediately before they were even aware they bought this HOA. He states it is now \$375.00 now so that is more than triple the original price. He states in that \$117.00 that was originally paid it included water, sewage and trash pickup which they now just started paying themselves so that is another savings they have. He states now when they pay them, they do not have to take that out because we pay a private company. He states when he got his first bill, which he is uncertain if it is for a full month or a partial that it came out to \$55.00. He states when that is added to the \$375.00, he would now be paying \$430.00 instead of \$117.00 so that is almost four times as

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much. He expresses that he is disabled and he is on a fixed income and there is no way he can continue to live there and he does not have a backup plan. He states that he cannot continue to live there at that rate and he is almost 100% positive that it will go up again. He states there has been a comment made and he can't prove it because he didn't hear it himself but it is on record from some of the people live in the area that they will continue to raise the rate until they can no longer live there and they can take their homes. He clarifies that he cannot prove that but it has been said by a couple people who talked to this lady here, as he jesters towards Carla Jetton. He states maybe she said she didn't do it but he cannot prove that she said she did. He states there is 183 potholes.

Wendel adds that he hit every one on his way through there.

Angel states they haven't had the potholes for twenty years as there were probably none at first. He states as time went by, each successive owner has said they were going to take care of it in which these owners are the third set of owners and nobody has done it. He is sure they will charge them even more for a special assessment in which he does not know the amount. He states that his neighbor who was in that type of business and they said it would be over \$100,000.00 but that is what his neighbor says. He states that he trusts him because that is the type of business he is in and that would be a special assessment. He states that he could go on and on but the bottom line is nobody is going to be able to live there. He states they then can take over and do what they want to. He states they can have a slum place if they like but he is certain it is not going to be good for the city. He adds that he would never encourage anyone to ever move in there. He states if he knew ahead of time what was going to happen to these people that he would never have moved in. He explains that it was a very nice place, aside from the potholes, until they took over. He suspects without having the total picture on this that they have been doing this around the country as there are other lawsuits against them. He states this lawsuit has been going on for around two years now and he has spent himself about \$2,000.00 in lawyers out of his money that he can't really afford to. He explains he is taking money out of medicines he is supposed to be taking. He states all they have done is decrease the value because there was a playground right beside his home. He adds that it was a nice playground but they tore it out. He states the same time they tore it out they put up a sign saying family community. He adds those two statements don't quite jive. He states that everyone was wrong about those 92 lots because there were 92 but now there is 95 because they put three in place of where the playgrounds were. He explains there is space for three more behind those so he believes it will eventually be 98 lots. He states that it has stayed at 28 occupied residents because nobody wants to move there. He explains that he won't say what their lawyer said about it but he used some pretty strong words. He states that he is not here because he has cancer and he is in treatment right now. He states eventually they are going to own Briarwood and he does not know what it is going to turn into. He states in his mind and everyone else's here is that they are money hungry and they can't get enough money.

Webster asks how long he has lived there.

Angel responds by stating he has lived there since December 22, 2016.

Webster asks if they have an HOA association there. Angel agrees. Webster asks who the board members are.

Angel gestures towards the owners and says they are right here. He states two of the three are here and they won't let anyone living at Briarwood on them.

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Webster asks if there were any contracts at all. He asks if when he moved in if he had signed a contract to only allow them to raise every so often.

Angel responds by stating there are state regulations on it. He states that he is sure he must have signed a contract but he doesn't remember at all. He clarifies that he honestly does not remember or else he would say yes or no. He states that he imagines he did because the realtor is the same realtor they have now and she said something about fixing the potholes. He explains that every realtor says that but they still go unfixed. He states she told them what the rate was and he thought \$117.00 was fair. He states the people who owned Briarwood prior to the two owners got more done for way less money than these people have. He clarifies they have done less than anybody and they have continued to raise the rate. He states they are going to own it if this goes through and they are trying to control it all. He states they came from Arizona and it would have been better if they stayed in Arizona and left Plymouth alone.

Commissioners Webster and Rupchock-Schafer moved and seconded to close the public hearing. The motion carried.

Feece asks for clarification from Booker that everything going on out there has nothing to do with the Plan Commission.

Booker responds by stating his opinion is whether subdividing off a lot happens or does not happen that all of these other situations he is talking about will still continue. He states without the playground he believes he read that during 2002 when this approved they were supposed to provide a certain amount of green space.

Feece agrees and states the number of lots is set in stone by the Plan Commission. He explains they can't add lots unless they come back to the Plan Commission.

Rupchock-Schafer asks in reading over the findings of fact that one of the due considerations they should give is the elimination of any blighting characteristics.

Feece asks if there are any blighting characteristics.

Rupchock-Schafer responds by stating that she is uncertain if this applies.

Feece states that he does not believe it does.

Wendel asks why the playground equipment was taken out.

Carla Jetton (P.O. Box 33760, Phoenix, AZ 85067)

Jetton responds by stating that several residents are not paying their homeowner's association like Mr. Angel. She explains that they have very limited income so unfortunately for the people who do pay that their neighbors are not paying so they try to keep costs down. She states one of the costs is insurance and the insurance for the common areas at the liability of the community was very expensive. She states they had an adjustor go out and the adjustor said that the playground equipment was faulty and they would not insure them for liability reasons if they kept it there so they took it out and thereby lowered the monthly insurance.

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Longanecker asks if the roads are considered in this insurance.

Jetton responds by stating what they required them to do with the roads was, because winter was coming, that they required them to buy orange cones and place them to mark certain potholes which they did. She states she purchased over fifty and they have all been destroyed or stolen.

Webster states that since the issue is the lot and the lot only that he will make a motion to approve this although he will not be very popular in this room or a lot of places but they are only working with the lots being taken care of.

Pinkerton asks Booker to explain what their duty is in this situation if it is really just the lot only.

Booker responds by stating that it is the lot only and the way he reads the law is if it meets all their subdivision requirements that it takes quite a question to not do it. She states if it was reasonable to assume this would cause injury and negative things to the community that you could deny this request. He states the applicant would then have thirty days to take this to circuit court from this date if they feel as if you denied it for wrong reasons. He states you have to prove whatever reason you denied it on that is causing injury and that it would then go to circuit court.

Rupchock-Schafer asks if those concerns that they may or may not have should only be applicable to the replat they are discussing.

Booker responds by stating that is the way he reads it.

Walters states that since this is a really small office building and because of all the easements/ setbacks that this cannot be improved upon that he does not know how this can be used as a separate business there.

Booker responds by stating that it would have to be used as residential because it is zoned R-3.

Gidley asks Hammonds if he has been in it.

Hammonds responds by stating he has not.

Gidley asks what the condition inside the building is like.

Jetton responds by stating it is similar to a one-bedroom house with a very small basement and a single-car garage. She states they have got estimates to repair the wood and the porch that surrounds it. She states her thought was to market it as a fixer-upper and could get sweat equity in it and pick it up at a good price. She adds that it is comfortable in size to the other homes nearby on the other two parcels. She states that it does need work but it's just going to get worse if it sits there because she does not have money to put into it.

Commissioners Webster and Tidley moved and seconded to approve PC 2023-03 as presented. The motion carried by roll call vote.

Tidley expresses that he isn't happy but he is going to vote yes. Longanecker expresses similar concerns. Rupchock-Schafer votes yes with reservations.

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Yes: Gidley, Longanecker, Pinkerton, Rupchock-Schafer, Webster and Feece

No: Wendel

Absent: Eads and Secor

Abstain: Walters

Building Commissioner Keith Hammonds would like to introduce Dennis Manuwal as his replacement.

Resolution No. 2023-1037: A Resolution of the Plymouth Plan Commission Approving Resolution No. 2023-1035, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area, the Economic Development Plan, and the Allocation Area for the US 30/ Pine Road Economic Development Area (TIF #3)

RESOLUTION NO. 2023-1037

A RESOLUTION OF THE PLYMOUTH PLAN COMMISSION APPROVING RESOLUTION NO. 2023-1035, A DECLARATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT AREA, THE ECONOMIC DEVELOPMENT PLAN, AND THE ALLOCATION AREA FOR THE US 30/PINE ROAD ECONOMIC DEVELOPMENT AREA (TIF # 3)

WHEREAS, on February 21, 2023, the Plymouth Redevelopment Commission adopted Resolution No. 2023-1035, which amends the Economic Development Plan for The US 30/Pine Road Economic Development Area (TIF # 3) and its Project List to include:

- 1). Support for industrial developments by Plymouth Industrial Development Corporation within the Area.

A copy of Resolution No. 2023-1035, is attached to this resolution; and,

WHEREAS, the process to approve the amendment of an Economic Development Plan and the addition of redevelopment projects set forth in Indiana Code § 36-7-14-16(a) requires the Plan Commission to review Resolution No. 2023-1035 and determine whether it "conform[s] to the plan of development for the [City of Plymouth];" and,

WHEREAS, the proposed amendment to The US 30/Pine Road Economic Development Area conforms in several ways with the City's plan of development as set forth in its 2013 Comprehensive Plan. In its Chapter on Land Use & Growth Management, the Plan contains Goals and Actions Steps, including: "Develop[ing] a unified strategy for attracting new business and industry to the community . . ."; "Focus[ing] on attracting diverse and innovative employers to Plymouth"; "Support[ing] existing and creative incentives to bring new employers to Plymouth"; and noting that "Flexibility in TIF policies can similarly be used to encourage new development." (Comprehensive Plan, pp. 33, 34). The Plan's Chapter on Economic Development contains the following applicable provisions within its Goals and Action Steps: "Build[ing] City-based economic development tools [by] creat[ing] and amend[ing] TIF sites, and with responsible reinvestment of those funds"; "Creat[ing] redevelopment zones (Focus Areas) at strategic locations throughout the City . . ."; "Support[ing] and strengthen[ing] entrepreneurial efforts"; and lastly, "Continu[ing] to coordinate with local economic development groups (i.e. PIDCO . . . to recruit businesses that complement the industries and services currently in the community". (Comprehensive Plan, pp. 61-64) Such strategies are also listed in the Plan's Implementation Tools. (Comprehensive Plan, p. 140); It is further noted that the City is currently engaged in an approximately year-long process of revising its Comprehensive Plan. Representatives of PIDCO are actively participating in the work of the Comprehensive Plan steering committee at this time; and,

WHEREAS, if the Plan Commission approves the amendments to The US 30/Pine Road Economic Development Area proposed by Resolution No. 2023-1035, the matter will then be reviewed by the Common Council. If approved by the Common Council, the matter is then returned to the Redevelopment Commission for a public hearing and final adoption of a confirmatory resolution. Making such amendments, as are proposed here, requires a very transparent review and approval process of which the Plan Commission plays an important role; and,

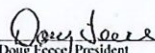
WHEREAS, the purpose and intent of this resolution is to approve the proposed amendments to The US 30/Pine Road Economic Development Area and move the process to the next step.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Plymouth as follows:

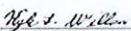
Section 1. Pursuant to IC 36-7-14-16(a), the Plan Commission determines and orders that Resolution No. 2023-1035 adopted by the Plymouth Redevelopment Commission conforms to the plan of development for the City of Plymouth.

Section 2. The Plan Commission approves Resolution No. 2023-1035, including its amendments to the TIF # 3 Economic Development Plan, and Project List

PASSED AND ADOPTED this 7th day of March, 2023.


Doug Feece, President

ATTEST:


Kyle Williams, Recording Secretary, Deputy Clerk-Treasurer

Plan Consultant Booker read the resolution aloud. See attached resolution above. Greg Hildebrand with Marshall County Economic Development Corporation (MCEDC) was here to speak on behalf of this Resolution.

Hildebrand provides a bit of history on this project. He explains that Plymouth Molding Group (PMG) presently has a plastic injection molding company here in Plymouth and they are in 20,000 square foot manufacturing space and actually just shoehorned into that space. He states they are needing more space to grow as they are having to turn work away. He explains they came to MCEDC to help them find a space and they talked to PIDCO about a build-to-lease situation where they built a building which could be expanded on even more but it is going to accommodate them as it is 40,000 square feet. He states that PMG had got a tax abatement on the machines that they are expanding on with. He states to get a real estate tax abatement, which the property would be eligible, would have to come from PIDCO, and now in a triple net lease that would be passed down to the leaser PMG. He states to

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incentivize PIDCO for stepping up and keeping Plymouth Molding Group in Plymouth, because they were competing against some of the surrounding counties such as Fulton and Elkhart as they wanted this manufacturer. He states their main investors are in Elkhart and in Michigan. He adds they were also looking to move up there so in order to keep them local they are really grateful to PIDCO for stepping up and doing that work for them. He restates in order to incentivize PIDCO to keep doing work like this that what they have negotiated in this resolution is they would recoup half the TIF funds for the first two years in which it would come to about \$60,000.00 total in TIF Revenue once they start paying their taxes. He states this would be in lieu of a ten year tax abatement so the city actually would gain quite a bit more from this arrangement versus a tax abatement situation.

Webster asks what this money is supposed to be used for.

Hildebrand responds by stating it would be used to help with similar projects like this. He states that PIDCO is down to just a couple sights that are marketable. He states they are in the midst of doing a strategy with PIDCO to see what the future of PIDCO is going to look like. He believes everyone is aware of PIDCO's long history and all the great work they have done.

Webster explains that he will have to abstain as he is the current secretary for PIDCO.

Gidley, Rupchock-Schafer and Feece state they are shareholders for PIDCO. Booker states that as long as they mention they are a shareholder that he does not believe it will be a big deal.

Commissioners Longanecker and Gidley moved and seconded to approve Resolution No. 2023-1037, A Resolution of the Plymouth Plan Commission Approving Resolution No. 2023-1035, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Area, the Economic Development Plan, and the Allocation Area for the US 30/ Pine Road Economic Development Area (TIF #3) as presented. The motion carried by roll call vote.

Yes: Longanecker, Pinkerton, Rupchock-Schafer, Walters, Wendel and Feece

No: None

Absent: Eads and Secor

Abstain: Gidley and Webster

Feece states as a board they would like to thank Building Commissioner Keith Hammonds for his efforts. He states they have disagreed at times but that is human nature. He explains it is good for the community that they do not always see everything eye to eye but it is going be hard for them to yell at him when he is across the pond.

Booker states that he appreciates their working relationship and he wishes him well.

With there being no other business to come before the Commission, Commissioners Webster and Gidley moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 8:03 p.m.



Kyle Williams, Recording Secretary