

PLYMOUTH PLAN COMMISSION

April 4, 2023

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on April 4, 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 Manuwal, City Attorney Surrisi and Plan Consultant Booker. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Eads and Longanecker moved and seconded to approve the minutes of last regular meeting of March 7, 2023. The motion carried.

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

<p>NOTICE OF PUBLIC HEARING</p> <p>The Plan Commission of the City of Plymouth, Indiana will hold a hearing on April 4, 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:</p> <p>PC 2023-04: Steven C. and Mary Beth Engel, 14559 5C RD., Plymouth, IN 46563: A Minor Subdivision to split a 10.8-acre lot into two (2) lots, at 14559 5C RD, on parcel, 50-42-18-000-015.000-009</p>	<p>zoned R-1, Rural Residential District.</p> <p>PC 2023-05: Joseph E. and Patricia A. Adams, 10715 Muckshaw RD, Plymouth, IN 46563: A Minor Subdivision request to create a new lot of 1.03 acres at parcel 50-32-08-000-133.000-018 located at 10715 Muckshaw RD, Plymouth, IN 46563, zoned R-2 Suburban Residential District.</p> <p>PC 2023-06: Lawrence Katz and HDJ Investments, INC, 1571 Crabtree LN, Deerfield, IL 60015-2005: The Plymouth Tree Farm Minor Subdivision, a one lot of 15.19 acres, at 7908 Queen RD, Plymouth, IN 46563, parcel 50-41-26-000-055.000-017, zoned R-1, Rural Residential District.</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.</p> <p>If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.</p> <p>Kyle Williams, Recording Secretary, Plan Commission, March 23, 2023</p>
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PC 2023-04: Steven C. and Mary Beth Engel, 14559 5C RD., Plymouth, IN 46563: A Minor Subdivision to split a 10.8-acre lot into two (2) lots, at 14559 5C RD, on parcel, 50-42-18-000-015.000-009 zoned R-1, Rural Residential District.

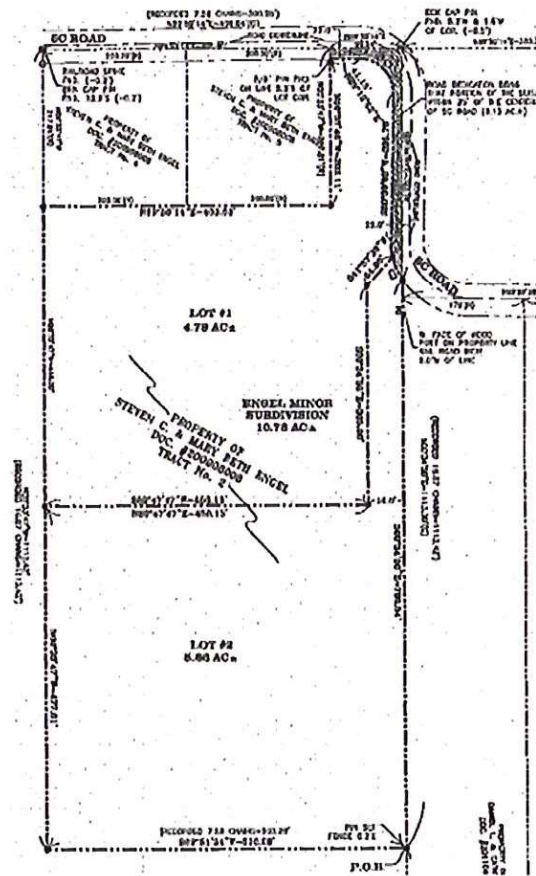
Plan Consultant Booker reviewed the findings of fact and the request from the applicant. He explains they did go before the Board of Zoning Appeals (BZA) last month to request a variance from developmental standards from minimum lot per residential area and split it into two lots. He states in an R-1 District you are only allowed one lot per every 5 acres. He states if he were to have 20 acres then you would be allowed four lots. He states three of them can be one acre but you would still have to only have four lots. He states that was approved for them last month.

Describe the details of your request (please list Zoning Ordinance section number[s]):

Asking to split parcel # 504218000015000009 (10.8 ac.) into 2 parcels. Lot 1 would be 4.92 ac. and lot 2 would be 5.87 ac. Lot # 2 has owner's home and outbuilding located on it.

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Steven and Mary Engel (14559 5C RD, Plymouth, IN 46563)

Engel states Booker has covered just about everything and that he is happy with suggestions if there are any.

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

Dean Dennis Smith (14580 5C RD, Plymouth, IN 46563)

Smith states that if he understands this then it would be just to two 5 acres lots directly south of their property.

Engel agrees and states that he didn't recognize Smith since he hasn't seen him in a while.

Smith asks if they are looking at two houses then.

Mrs. Engel responds by stating they are looking at preserving the northern 5 acre lot for farm ground which they own adjacent to those properties. She states that they would like to split off the house and sell and move to Montana. She restates they would like to preserve the farmland and it would be beneficial to them as far as the sale goes to keep the price down without the 10 acres and to sell it at 5 acres.

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Booker explains that the lots are 4.79 acres to the north and 5.86 acres to the south. He states they are basically what they said, two 5 acre lots. He states that no more homes can be built on the southern lot but there could be possibly in the future that somebody could buy that and build a home on the northern lot. He clarifies that is not the intention of the owner but if it was sold to somebody then it could happen.

Engel states to Smith that if he were to die then it could if it sold but other than that he is here to make his life happy and his too.

Smith states that they are talking about putting two homes on two 5 acre lots.

Mrs. Engel clarifies that they are not talking about that. She restates they are talking about selling their home on 5 acres and preserving the other 5 acres for themselves and the farm ground because they own the whole farm on the corner.

Gidley asks Booker to pull up all their adjoining farm ground so it shows.

Smith asks for clarification on the image what they are talking about.

Booker clarifies what has been said already.

Wendel states that the back is for the homestead and the front is for the farmland.

Smith states that he understands now.

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

Commissioners Gidley and Eads moved and seconded to approve PC 2023-04 as presented. The motion carried by roll call vote.

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

No: None

Absent: Walters and Secor

PC 2023-05: Joseph E. and Patricia A. Adams, 10715 Muckshaw RD, Plymouth, IN 46563: A Minor Subdivision request to create a new lot of 1.03 acres at parcel 50-32-08-000-133.000-018 located at 10715 Muckshaw RD, Plymouth, IN 46563, zoned R-2 Suburban Residential District.

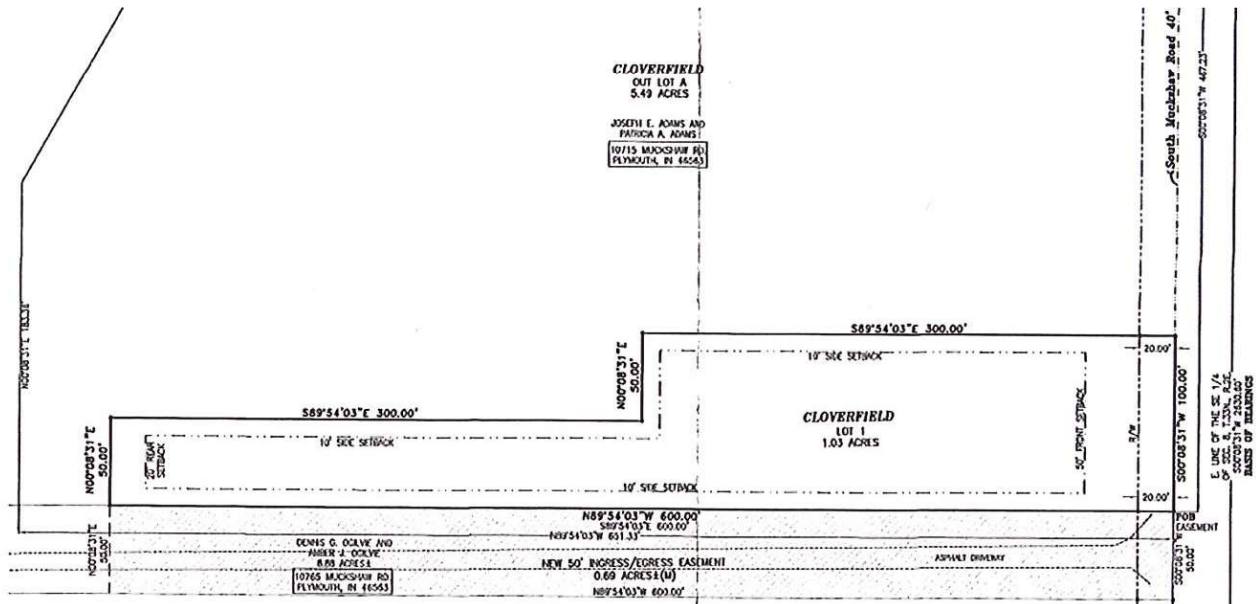
Plan Consultant Booker reviewed the findings of fact and the request from the applicant. He states they had to go to the BZA to get a variance because the width of the lot according to the ordinance should be 210 feet. He states that their lot is only going to be 100 feet. He states that was approved earlier this year. He clarifies that whoever uses this lot will only be able to build up there where it is 100 feet. He states as for that section in the rear, they will not be able to put any structures there according to the ordinance unless they go to the BZA. He states that they are splitting off this lot that is south of their present home.

Gidley asks for clarification that there is not going to be a driveway access off of Muckshaw but instead they are going to have an easement off that other person's lane. Booker agrees and states that is his understanding.

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Specific Request (1-2 sentence explanation) *To get approval to subdivide one acre of land from 6 1/2 acres to build a single family house*



Joseph Adams (10715 Muckshaw RD, Plymouth, IN 46563)

Adams states they are going to use the neighbor's driveway as the driveway for this property. He states they have already signed for that easement. He adds that their utilities will also come up off that driveway as well.

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

There were no comments from the public at this time.

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

Commissioners Pinkerton and Rupchock-Schafer moved and seconded to approve PC 2023-05 as presented. The motion carried by roll call vote.

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

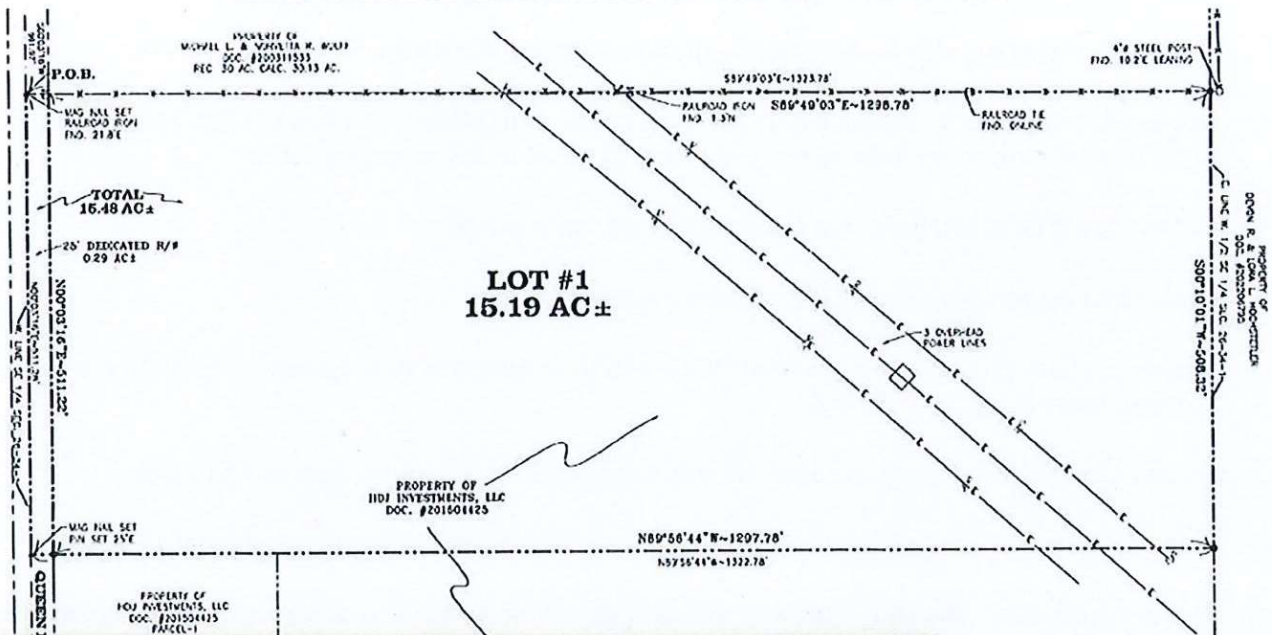
No: None

Absent: Walters and Secor

PC 2023-06: Lawrence Katz and HDJ Investments, INC, 1571 Crabtree LN, Deerfield, IL 60015-2005: The Plymouth Tree Farm Minor Subdivision, a one lot of 15.19 acres, at 7908 Queen RD, Plymouth, IN 46563, parcel 50-41-26-000-055.000-017, zoned R-1, Rural Residential District.

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Specific Request (1-2 sentence explanation) We are keeping this farm in farmland and CRP practices for the wild life. Not for a subdivision.



Key:
Lot #1 - Red

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Devon Hochstetler (70725 County RD 1, Nappanee, IN 46550)

Hochstetler states they want to buy this from the owner as they have already purchased the 50 acres behind it so they can get to the 50 acres he bought from him earlier. He states that it is accessible through this 15.9 acres. He states the owner is keeping the property over where Kay Industries is and the little corner lot. He states that he would keep the lot he is purchasing as farm land.

Gidley asks what his idea is about putting it in the Conservation Reserve Program (CRP).

Hochstetler responds by stating he has put quite a few of his other properties in CRP. He states the plan is the Burton's are going to be farming it as they farm all of his other properties.

Gidley asks if he is solely in crop business and not in livestock.

Hochstetler responds by stating they do no livestock.

Booker explains that he mentioned that because of their rules that they cannot have any livestock in R-2 zoning unless they go to the BZA.

Hochstetler asks what about the deer. He states they do a lot of hunting here in Plymouth.

Booker responds by stating if he were to corral them then he would have to come to the BZA.

Webster asks City Attorney Surrisi if this property were to go into a conservation program and a proposed overpass is put there due to the proximity of US 30. He asks how big a mess that would if INDOT wanted to take some of that property.

Surrisi responds by stating that he would not imagine it would be that much of an issue.

Webster agrees that it is down the road but it could be a possibility.

Surrisi states that when the Department of Agriculture or whatever entity is the sponsor of this conservation that they could not foresee another need of that property in the future.

Webster states that he just doesn't want to create a bigger mess somewhere down the road for someone else to handle.

Booker states that the Conservation Reserve Program is only there for a certain number of years.

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

There were no comments from the public at this time.

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

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Commissioners Longanecker and Pinkerton moved and seconded to approve PC 2023-06 as presented. The motion carried by roll call vote.

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

No: None

Absent: Walters and Secor

Wendel asks Surrisi if there is a Code Enforcement Officer yet.

Surrisi responds by stating that if there is a particular complaint that they have Steve Delee still doing some of that work but there are still some discussions about transitioning that to the Building Commissioner's Office but he is not sure if all of that has been sorted.

Manuwal responds by stating that all of that has not been sorted.

Gidley asks if a Code Enforcement Officer has to be an officer.

Surrisi states that it does not.

Eads asks if he is volunteering.

Gidley promptly states that he is not. He states that he believes it would be good if it was someone from the city. He states that he would like to file a few complaints though.

Wendel asks if that means the Code Enforcement report isn't something that they will be seeing anytime soon.

Surrisi believes that is something they should still be getting prepared.

Gidley asks if they are without a Code Enforcement Officer altogether right now.

Surrisi responds by stating that Steve Delee is still doing that work. He states when Mark Owen left that Steve Delee took over some of the work since he helped him do it but he believes the ultimate decision on where the responsibilities are going to land is being discussed. He states that they have not quite decided what the Police Department might maintain or what the Building Department might take over and it is a work in progress right now. He states if there are any complaints in the meantime to let them know.

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

Kyle L. Williams
Kyle Williams, Recording Secretary