

PLYMOUTH BOARD OF ZONING APPEALS

May 3, 2023

The Plymouth Board of Zoning Appeals met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on May 3, 2023, at 7:49 p.m. Board President Art Jacobs called the meeting to order for Board Members Mark Gidley, Brandon Richie, Alan Selge and Paul Wendel. Alternate Linda Secor was in attendance but not needed. Alternate Fred Webster was absent. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Sean Surrisi and Plan Consultant Ralph Booker. The public was able to see and hear the meeting through Microsoft Teams.

Board Members Gidley and Richie moved and seconded to approve the minutes of April 4, 2023. The motion carried.

The following legal notice was advertised in the Pilot News on April 20, 2023:

NOTICE OF PUBLIC HEARING	116 Legals
<p>The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on May 3, 2023 at 7:30 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>BZA 2023-10: Philip Holderman, 4450 Buckeye Lane, Unit 423, Beavercreek, OH 45440: A Variance of Use to allow construction of ten (10) storage units on parcel 50-42-34-000-032.000-018, located at 11975 Plymouth-Goshen TRL, Plymouth, IN 46563, zoned R-1 Rural Residential District.</p> <p>BZA 2023-11: Star Plymouth LLC, 900 Linden Ave, Suite 100, Rochester, NY 14625: A Variance of Use request to re-purpose an existing building to</p>	<p>have indoor climate controlled self-storage units along with some retail on parcel 50-32-93-202-100.000-019, at 320 N. Kingston RD, Plymouth, IN 46563, zoned C-1, General Commercial 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, Board of Zoning Appeals, April 20, 2023</p> <p>April 20, 2023 PH345498 hspaxlp</p>

BZA 2023-10: Philip Holderman, 4450 Buckeye Lane, Unit 423, Beavercreek, OH 45440: A Variance of Use to allow construction of ten (10) storage units on parcel 50-42-34-000-032.000-018, located at 11975 Plymouth-Goshen TRL, Plymouth, IN 46563, zoned R-1 Rural Residential District.

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. He references that you used to be able to cross US 30 via Plymouth-Goshen Trail to reach this property but if you come up Plymouth-Goshen Trail going north you can only turn right.

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This parcel of land is approximately 5.3 acres of land lying at the southeast corner of the intersection of Plymouth-Goshen Trail and Lilac Road. It is also on the North side of US #30 across from the Stockberger plant.

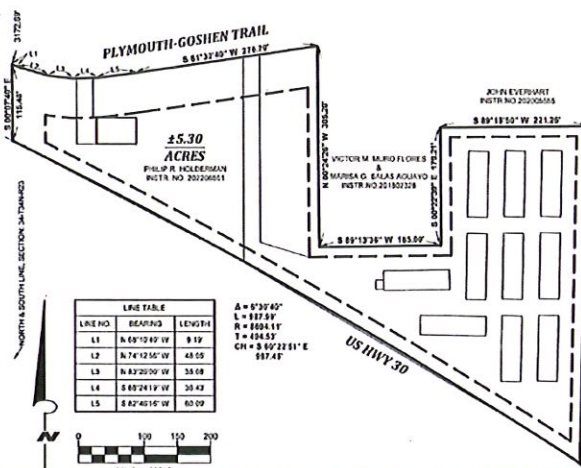
The owner is asking the Board for a use variance to allow construction of 10 storage buildings on his property. The reason the use variance is required is that the property is currently zoned R-1, residential for use as a homesite. The owners intention is to build a small single-family home on the West end of the property. However, the use variance is required to construct the storage buildings.

The area devoted to storage buildings would be fenced and secure with an office attached to the most western building that would be open when the facility is open. In addition, the owner plans to landscape the perimeter of the property that adjoins current residential properties to minimize the impact of these units on residential properties in this area.

The City's comprehensive plan for this property shows that this tract would become or would best be used as property zoned for Business Park and Light Industrial uses. Under the City's current Zoning Ordinance, Storage Units are a Special Use in the Business Park Zoning District and are allowed with no restrictions in the City's Industrial classification.

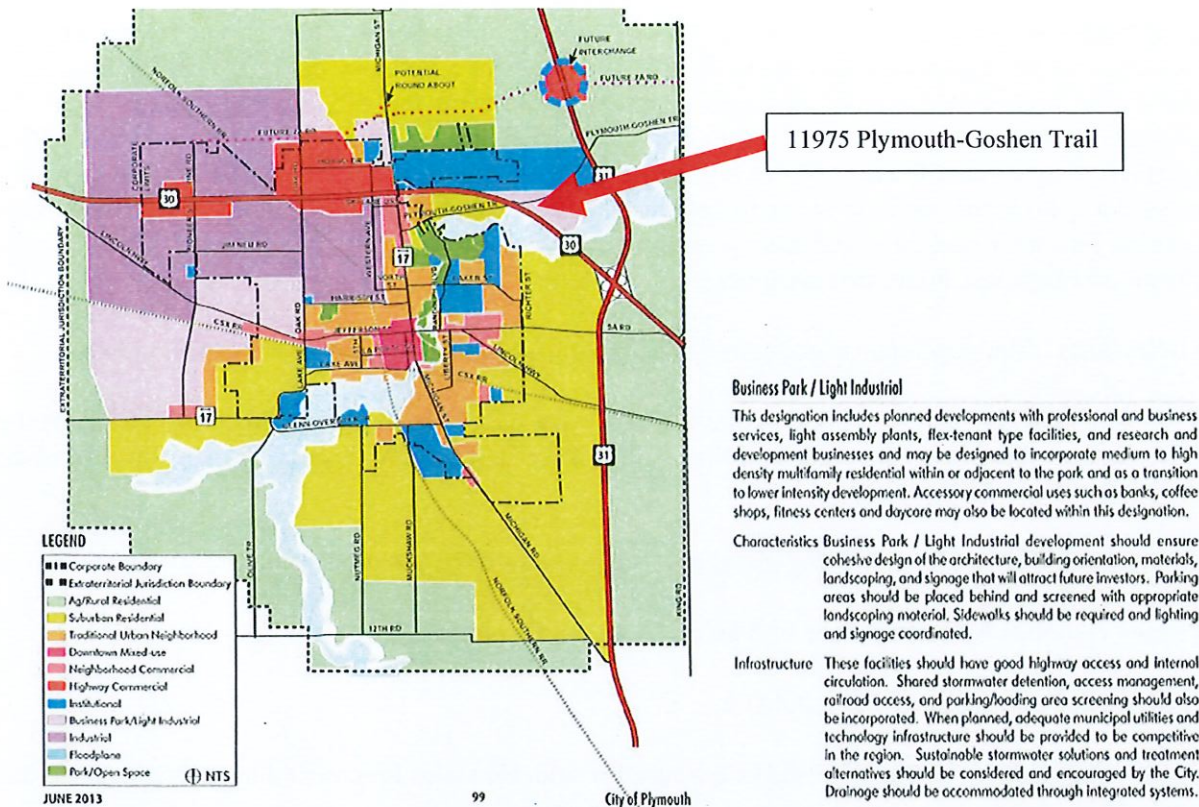
We would ask the Board's approval of this request.


John B. Feeey, Professional Surveyor
1405 N Michigan Street
Plymouth, IN 46563
574-228-5905
bfeeey@gowightman.com



Booker states in the application it referenced to the Comprehensive Plan. He states in the Comprehensive Plan they have this map, that is listed below, has this pink area that would include this property. He explains that the pink area is designated as Business Park/ Light Industrial. He reads aloud the definition of Business Park/ Light Industrial as listed below. He explains that is what this area was listed as when the Comprehensive Plan was developed in 2013 for what Plymouth would like to have in that area.

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Bernie Feeney (1405 N. Michigan St., Plymouth, IN 46563)

Feeney states he is the registered land surveyor for Wightman Associates and he is here today on behalf of Philip Holderman who is the petitioner in this matter. He states as Booker has mentioned the owner is asking for a variance from the R-1 residential zoning district to allow for this development. He states this development is at the intersection of Plymouth-Goshen Trail and US 30 which has been closed off now. He explains when they were still Plymouth Land Surveying, they had a truck involved in a serious accident there trying to get across Plymouth-Goshen Trail from South to North. He states this is across from Stockberger's property and is located southeast of the Airport. He asks for them to allow the construction of these 10 buildings on this particular piece of property in compliance with the Comprehensive Plan recommendation for business and light industrial in this area. He states the property currently borders three residences that are using the adjacent property as residential properties. He states there would be no utilities required to be extended to this property such as sewer or water for development of it. He explains the electric is already out there and would be used for the office on this property. He states the plan shows those ten buildings and they are located well behind the minimum setbacks. He states the plan up there does not show detail on the plan submitted and the details are an important part of the drawing. He states the detail shows a significant amount of landscaping as to occur around the perimeter adjacent to the residential properties. He states landscaping is to occur from the property line in and onto the property in total of 12 feet. He states this will generally be consisting of arborvitae and this is based on discussions with the owner and what he would like to do to screen his project from the adjacent residential owners. He states in addition there would be a metal fence placed 12 feet inside at the end of the landscaping which would provide security not from the adjacent residents but for the

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people who are renting the storage units. He states there will be hours of operation on this particular site that will be regular business hours. He explains this site will not be open 24/7 and to him when the owner represented regular business hours to him that meant 8-5. He adds that is what the adjacent owners should expect. He states with that in mind it will provide adjacent owners with a number of significant features by having the property not open 24/7 so nobody would be prowling around at 2:00 in the morning trying to get into their unit. He states there would be no car headlights coming into their backdoor and there would be no late-night noises so those are the advantages to the regular business hours that are going to be out there.

Gidley asks if the developer is going to have someone on site to lock that gate every night.

Feeney responds in agreeance and explains that is what the office building will be for. He states the little part on the end of the west building is the office and there will be a manager in the office during the hours they are open.

Gidley asks if he heard something about a house being built on the other end.

Feeney responds by stating there will be one built on the west end.

Gidley asks whose house that would be.

Feeney responds by stating it would be a house for sale. He states they would have to subdivide the property later on.

Gidley asks if in the future the proposal is to divide off that triangular shape piece on the west end.

Feeney responds in agreeance and adds that it is not truly a triangular shape piece. He states in summary this is a piece of property that complies with the Comprehensive Plan for this area which was approved in 2013. He states it is an effort by the developer of this property to be friendly with the adjacent owners. He states it is in a relative area that is currently being farmed but could be used for this type of operation.

Board Members Selge and Richie moved and seconded to open the public hearing. The motion carried.

Anthony Koziel (11922 Plymouth-Goshen TRL., Plymouth, IN 46563)

Koziel states he lives right across the street. He references the major accident of Plymouth-Goshen Trail a while back and the situation was supposedly corrected but he still sees a lot of people cutting across the street. He explains if this was approved it would affect the property value of their area for the nine homes there. He states he has 6 acres right across the street. He states a gentleman said they were going to build houses there in the triangle area right where they have the office but he did not hear the other gentleman say anything about houses. He states the facilities there would be so close to the road and where the homes are. He states he is unsure if anyone has been out there to look but this is awful close to the other houses. He asks what they plan on putting in the big unused area if there are no buildings. He asks if they are going to put trailers, campers, or RV's. He states he sees that a lot along the highway. He states with living across the street, if he wanted to sell his

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house and when people come by and see all this sitting here. He states it is the same thing for the other people when they look out their back door. He states it is a whole bunch of storage facilities. He states they have approximately nine storage facilities here in town and you would see a few of them run down or they need maintenance. He doesn't think we need to keep them especially in their area. He states they already have the two businesses there and he asks again if anyone has been by there to see the area.

Jacobs responds by stating he has driven by there several times and everyone else here has too.

Koziel asks if he sees what he is talking about with it being so close to the houses.

Jacobs responds by stating they are sitting within all the setbacks. He states the setbacks are set and they are within those acceptable setbacks.

Selge asks where his house is at.

Koziel marks his place on the map.

Jacobs asks before the next person comes up, who all is opposed to this proposal.

Every member from the public aside from the surveyor raises their hand.

Jacobs notices that and explains instead of everyone repeating the same points that if you have something additional to say but if they heard it already that they get the idea.

Debra Friar (9449 Collins Dr., Plymouth, IN 46563)

Friar explains she has a son that lives right across the street from where they are building this. She states from watching through the video that it was very obvious that they tried to show a lot of farmland and purposefully left out the houses on the other side that get to look at this eyesore day in and day out until they die.

City Attorney Surrisi wished to clarify that the video was produced by their city staff.

Plan Consultant Booker explains that he took all those pictures and all his presentation was presented by him. He states she can blame him for the video.

Friar states she will blame him then. She states he should look across the street at all the houses over there.

Booker states he was taking pictures of what was directly adjacent to this particular project.

Friar states there is more adversity there than that which should be shown in the video. She states the other thing that gets here is just listening to the beforehand. She states that in an R-1 district, it limits livestock such as chickens and things like that but you would go and put something like this in as an eyesore over livestock. She states she would rather look at livestock but it is mind blowing you would do that. She states the fact that it is even open during business hours that they are going

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to have to have security lights. She states that would be a necessity so you cannot say there isn't going to be any lighting out there. She states for her she would rather see livestock and things like that down the road then a bunch of rodents going over there.

Selge asks where she is on the map.

Friar marks her son's place on the map at 11820 Plymouth-Goshen Trail.

Gidley helps point on the map as he looked into the names of those who letters were sent too.

Friar states he just moved into the area so this would be really bad for him.

Gidley states to characterize this as next to Stockberger's property is that the vast majority of houses are not next to Stockberger's property. He states his house is near the intersection of US 30 while the rest of these houses are further down Plymouth-Goshen Trail.

Mark Reed (11854 Plymouth-Goshen TRL., Plymouth, IN 46563)

Reed states he appreciates the opportunity to be able to come in and most of his neighbors are here. He adds he would agree with everything that has been said here. He states the nice part about where they live is it feels like country but they are close to town and that makes it a real ideal location. He states his grandfathers lived adjacent to or across the road from him for the last 75 years or so. He explains his family-owned Plymouth Fertilizer Company so he grew up in this area. He states they are accustom to Carl Stockberger and Michiana Rental being just down the road there. He states for property values it is going to be an eyesore no matter how much landscaping they put around it. He states they are going to still have to sit there and look at a bunch of storage buildings which is something that none of them want to do. He states they are concerned about the traffic coming in and out and it makes them feel a little bit better that it is going to be regular business hours but you are looking at anywhere between 50-100 units and that is a lot of traffic. He adds a lot of people coming in and out. He feels really bad for two of the neighbors who would literally have this right in their back yard. He states to be able to go out at night and be able to sit and enjoy the beautiful evening and all they get to look at is storage buildings. He states for all of them travelling up and down that road that it is a quiet road and they could all walk their dogs literally down the center of the road because there is so few traffic through there. He explains one of the reasons traffic has slowed down for them is because as it was stated before, there were so many accidents that had occurred on Plymouth-Goshen Trail crossing US 30 that the State decided to come in and shut the crossing down. He adds it is limited already and it is a pain to navigate. He explains that none of them like it but in his opinion, it has made it safer but they have three trucking companies that enter and exit off the highway right from that location. He states they are now going to add an additional 50-100 potential storage renters who are also coming in and out of that area. He states it is also a concern for all of them. He readdresses the concern of property values because if he lives right across the road next to Koziel that just spoke. He states to have to sell their house they would have to look across the street and who would want to buy a home where out their front door is storage units.

Gidley asks if the traffic on Plymouth-Goshen Trail went down when they closed the intersection out on US 31 as well. He states you used to be able to get on Plymouth-Goshen Trail on US 31 and

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then they put an overpass there. He states you had traffic running back and forth from Bremen on Plymouth-Goshen Trail.

Reed responds in agreeance and states that for traffic from Lake of the Woods and Bremen that traffic flows through there.

Wendel states there is really only one way in there.

Reed agrees and states when you are heading eastbound you can take US 30 and exit into their road but otherwise when they were doing that construction, they had to go all the way out to Veteran's Parkway and go all the way down back down Lilac Road. He states there is a lot of traffic too because if you look back at the map for Bluebird Trail there is a subdivision down Lilac Road. He states there is a couple houses that have been added and there are a couple houses going there now. He adds that area is growing. He understands the comment that it is right across from Stockberger's but it really is a residential area. He explains they would just hate to see something like this come in. He explains he would much rather the gentleman find commercial property where he could simply purchase and put something like this on that where it is not in a residential area.

Selge asks where he is at on the map.

Reed marks his place on the map.

Arnold Rhoads (11502 Plymouth-Goshen TRL., Plymouth, IN 46563)

Rhoads states he lives a half-mile up the road to the northeast. He states the problem with the Comprehensive Plan is that it was probably made in 1980 or 1970.

Booker states it was made in 2013.

Rhoads states he hasn't seen the update but he knows at one time they had an airport out there and they bought the property on the other side of Lilac Road so they could expand the runway out to get bigger jets in. He states there was also dreams in the future to the west all along that runway up by the thing there would be commercial business to support the airport. He states that is where this farm ground should totally not be in there unless they are going to come in and buy everyone's property. He states if you look at the property that is in the horseshoe blocked in on three sides that he would not want to own his property as it is worthless. He states if it was sitting behind and he agreed to let them put it in there then he would want 30 feet off his back fence. He states they just got walled in and who knows what they are going to do with the west side where they go in. He states the only thing they are not going to cover is the front of his house. He states it is sitting back in that spot.

Gidley states the thing about a Comprehensive Plan is that it is a vision and there are a lot of things about the 2013 Comprehensive Plan that have never been followed and won't be accomplished. He states every ten years there is a new one written and they are writing a new one right now and that was talked about during the Plan Commission meeting. He states it is going to be called Plan 2040 and that is how far they are trying to plan. He states the fact they brought up this Comprehensive

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Plan wasn't necessarily because they had to follow it because it does not necessarily have to be followed.

Rhoads states if he is the one that is buying this place and putting in this facility then that is what he is looking at.

Gidley agrees that he may have looked at the Comprehensive Plan or his engineer may have.

Rhoads states if it is his feeling that it is too close to this guy's house.

Gidley asks if the developer is here.

Feeney responds by stating he is not.

Thomas Reed (11854 Plymouth-Goshen TRL., Plymouth, IN 46563)

Reed states there was a couple questions that came up when he was looking through this. He states they had some discussion earlier about the bypass US 30 being down to where they are going to redo all of this and that is something to keep in mind. He states on the west side of the property there is a ditch there. He states when it rains really hard that ditch fills up pretty fast. He states what they are going to do with that water runoff is that it won't be soaking into the ground very much and where is it going to go and how are they are going to compensate for that being down there. He explains there is a big culvert down there and the runoff needs paying attention to as the water has got to go someplace. He states he has seen that ditch go very tall.

Booker explains they could not build without having a drainage plan. He states we have a drainage ordinance so they would have to redirect that water in the event of a 100-year flood.

Reed believes that is still something to keep in mind. He states the other thing that he thought of was what type of fence they are looking at here. He asks if it will be a steel fence, a wire-mesh fence, how tall it is going to be, etc. He states for the lighting, will it be halogen lights, how bright are they going to be, whether they are going to be on 24/7, etc. He states stuff like that would need to be looked at.

Jacobs asks if Feeney wants to answer that.

Feeney responds by stating he will. He states the lights won't be on 24/7 as they can be turned off. He states they can also be directed inward towards the buildings themselves rather than shining outward to the homes nearby.

Reed asks what kind of fence they are looking at.

Feeney states it has not been specified but they have just said metal.

Reed asks if he knows how tall or anything like that.

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Feeney explains without speaking definitively for the owner that he would say within the 6-8 feet range.

Reed asks since they talked about the hours being 8-5 if they are going to be sure this is in cement so that down the road, they are not looking at someone extending the hours. He asks what would stop them from making it 24/7.

Jacobs responds by stating they could put that in the motion if they felt they needed to.

Reed states he would want them to think it through because this will change things quite a bit for the people living in that area there.

Selge asks him to mark where his house is on the map.

Jacobs asks what the lighting requirements are to be able to have lights.

Booker responds by stating there are lighting requirements in the zoning ordinance that all have to be downward lighting, can't extend across the property line, etc.

Jacobs clarifies there is an ordinance they would have to follow.

Richard Warren (11728 Plymouth-Goshen TRL., Plymouth, IN 46563)

Warren states they have all talked about the traffic and the storage units but by his estimation there will be several hundred storage units and buildings of that size. He states if they are 100 foot long and thirty feet wide then that is at least 20 10-foot units per building and we all know they are going to make smaller units so there is at least 200 units going in so that is a lot of traffic. He states the type of traffic would consist of trucks, trucks with trailers, U-Hauls, farm wagons or whatever you and your buddy could come up with to move your residence out to the storage unit coming off of US 30. He believes they will be right back to where they were with fatalities trying to come across US 30 west to get onto Plymouth-Goshen Trail. He lists they already have Lilac Road, Plymouth-Goshen Trail, US 30, Michiana Contracting and Stockberger Trucking. He states he can't imagine the mess that is going to be right there with all the inexperienced drivers driving all those trucks and U-Hauls. He states he is against it.

Selge asks if anyone is here who lives at 11909 Plymouth-Goshen Trail.

Victor Flores (11909 Plymouth-Goshen TRL., Plymouth, IN 46563)

Flores responds by stating he does and he is against this.

Wendel asks the public how they get to their homes from Plymouth. He asks if they have to use Veteran's Parkway or get on US 31.

Warren responds by stating he uses Veteran's Parkway to Lilac Road.

Wendel asks if that is the only way to get in.

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Rhoads explains you can come from the west and turn on Plymouth-Goshen Trail on Stockberger's side. He explains if you want to turn on the other side of the highway like you were going to the Reed's that you would have to go clear out of town, around and then back up. He states there are some people who are crossing that road illegally.

Gidley asks if they notice the line of orange barrels, they put out there. He explains that the state is trying to stop that but people will figure out they will drive right through that.

Rhoads explains they will get out and do it and he can almost tell you who one of them are.

John Everhart (11867 Plymouth-Goshen TRL., Plymouth, IN 46563)

Everhart states his view on this just touching on the eyesore and the lights and what not. He states whether the lights are pointed inward or outward that they are still going to directly impact him and his family regardless. He states he knows it is pretty dead out there and dark so that's just nice country living. He states the property value is another issue. He states he would not want to live there if this goes in. He hopes they really consider this.

Jacobs asks for clarification that they really consider them to not do this.

Everhart agrees.

Board Members Selge and Wendel moved and seconded to close the public hearing. The motion carried.

Wendel asks what Joris Place is.

Gidley responds by stating that is Langfeldt's farm operation out on King Road. He explains they operate under that LLC.

Richie states he has a concern because when he was younger the property his parents owned that someone came in and put storage units behind their property. He states the hours were locked in stone but then someone bought that business and suddenly they didn't have those locked in hours anymore and it became a scrapyard. He explains he does not want to take that narrative and make it normative but he has seen what can happen with something like this in a scenario. He states the other concern that he has is that nobody who owns homes around there will have say on who can rent these things and he knows from dealing with storage units in the past that sometimes people put things in there that attract unwanted things to that property and around that property. He states that is a concern they need to think about and the property value concern is very valid. He states he has heard it said in here in the past that they are not a homeowner's association but they do need to consider this to some degree for them. He states that he would definitely listen to the homeowners in this situation on their concerns.

Surrisi states that the County recently developed a plan for the US 30 corridor in the future should INDOT go forward with the plans to make US 30 a freeway.

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Booker believes it is going to be an overpass.

Gidley states he was going to bring that report tonight but he forgot it. He states if INDOT follows the directions of the County and the City that it will be just an overpass.

Surrisi states there will definitely be some changes there and also to add that the Airport, as was mentioned, does own farmland on the east of Lilac Road. He states while they have an ever evolving 5-year Capital Improvement Plan (CIP) that he does not believe their current plan in that timeline has any projects associated with that development but with being a representative for the Board of Aviation Commissioners for the last 11 ½ years or so that he knows that has continued to be a long term goal of the Airport to extend the runway to 5,000 feet which would require working with the County and the neighbors to create a solution for Lilac Road of relocating around the runway or something to that effect. He states that is not an immediate term goal but it is still a very important goal of the airport to get 5,000 feet so there is a potential in the next 10-15 years that a lot of changes could happen in that area that could certainly impact that potential business development here.

Gidley wished to add water runoff to his motion even though he is aware of the requirement of a drainage plan. He states with the lay of the land it will all end up in that ditch and in that culvert and he his brother-in-law's used to own Michiana Contracting so he has been out that road multiple times in his life and he has seen how much water goes through that culvert so it is an issue.

Board Members Gidley and Richie moved and seconded to deny BZA 2023-10 due to a decrease in property values, increase in traffic, lighting concerns and water runoff. The motion passed by roll call vote.

Yes: Gidley, Richie, Selge, Wendel and Jacobs
No: None

BZA 2023-11: Star Plymouth LLC, 900 Linden Ave, Suite 100, Rochester, NY 14625: A Variance of Use request to repurpose an existing building to have indoor climate controlled self-storage units along with some retail on parcel 50-32-93-202-100.000-019, at 320 N. Kingston RD, Plymouth, IN 46563, zoned C-1, General Commercial District.

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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STAR Development Group, LLC
900 Linden Ave.
Suite 100
Rochester, NY 14625

Our company vision is to purchase vacated/distressed retail stores/big boxes and repurpose them as a modern, efficient and safe place for people and businesses to store their property. Additionally, we take vacant properties in areas of interest and build "ground up" self-storage facilities.

Ground-Up Builds: For our ground up builds we find properties in area we believe will be perfect for self-storage and work hand in hand with municipalities to build a new facility that will be a bright light in the community.

All of our conversion projects are upgraded to bring them back to first class condition.

Depending on each property's needs we conduct the following improvements:

Facade: Facade upgrades (new signs and fresh paint) to make the building recognizable as a first-class storage facility as opposed to a building out of business.

Parking Areas: All potholes are filled and all deteriorating areas are fixed. If needed, we seal coat and stripe areas. Once the defects are corrected and the areas are brought up to a first-class condition, we will maintain said first-class condition year-round.

Exterior Lighting: We will upgrade the exterior lights to new code compliant LED lighting.

Landscaping: Upgrades to landscaping including but not limited to removing all current dead areas, providing new areas, if necessary, and maintaining the landscaping year-round to make sure our outside appearance is as good as our inside appearance.

Access: Our management company, see below, staffs the building from 8AM-8PM. We will install a state-of-the-art security system with keypad access control and security cameras (both on the interior and exterior).

Traffic Flow: Our customer traffic impact on our surrounding neighbors and access corridors will be virtually nonexistent. We anticipate between new customers, leaving customers and revisit customers there will be approximately 200-250 cars per month.

Property Management: Our properties are managed by either Extra Space or Cubesmart. Both Extra Space and Cubesmart, are publicly traded company with over 1500 locations each throughout the United States. Both are well-known brands that operate on a first-class basis both in managing the business and maintaining the property. In our agreements with Extra Space/Cubesmart we are responsible for all property maintenance so neither company defers any maintenance. We are not a hands-off owner as we work with and monitor the property on a daily basis.

We have little traffic, no crowds, no noise, no garbage and no peak hours of operation.

The building is transformed from a vacant eyesore into a well maintained, secure, safe, operational and vibrant asset to the community. Neighbors and municipalities will see an immediate benefit from our conversion.

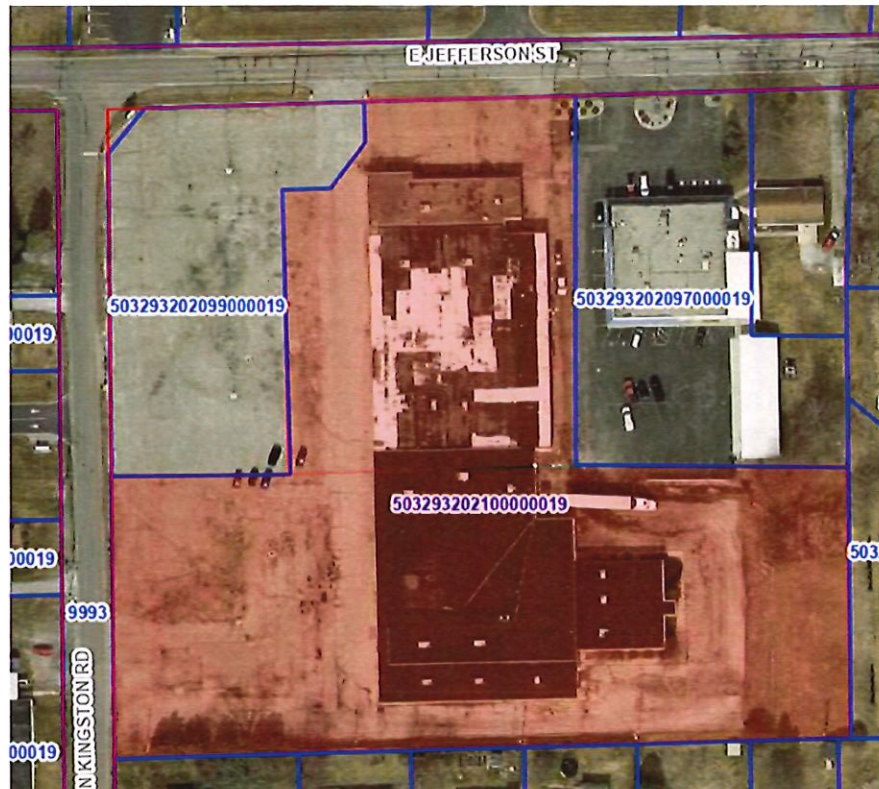
We currently have self-storage facilities operating in:

Battle Creek, MI
Clay, NY
Delavan, WI
Elgin, IL
Erie, PA
Fort Gratiot, MI
Geneva, NY
Lenoir, NC
Lockport, NY
Lycoming, PA
Memphis, TN
Rochester, NY
Pittsford, NY
Saginaw, MI
Slide, LA
Toledo, OH
Texarkana, TX
Tulsa, OK
Tupelo, LA
Youngstown, OH

Current conversion projects in:

Columbiana, AL
Harrisburg, PA
Lafayette, LA
Plymouth, IN
Saginaw, MI (2nd facility)
Sherman, TX
Springfield, IL
Vero Beach, FL

We look forward to being an asset to the community.



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Matthew Parrinello (900 Linden Ave., Suite 100, Rochester, NY 14625):

Parrinello states the synopsis of what in general they do as indoor climate controlled self-storage company that was read tonight is a generality of what they do. He states that some of that stuff is done on every property and not every property needs that but in general they do. He states they come in and repurpose distressed properties. He states their plan for this property would be to come in on the exterior to relandscape any of the landscaping areas and put in new landscaping if needed or required. He lists to put a fresh coat of paint on the outside of the facility to meet with the colors of either Cubesmart or Extra Space which they have various multiple colors that they use to freshen up the outside to make it look like what they like to say a brand-new building. He states there would be some new loading areas and entrances to the facility so that folks could drive up, load and unload their valuables into the self-storage facility. He explains all the units have entrances on the inside so no one is driving up to any self-storage box and unloading their storage box from the outside. He states they would unload on the outside and there are carts where they can walk in and carry their items inside so that everything can be done within the facility. He states there are new signs that are placed on the building and the parking lot is dependent on what is either required or necessary which is usually determined by folks in the city and their construction department. He states they have approximately 40 facilities around the United States that are in various stages of open, under construction or pre-construction. He states in general their plan with this facility would be for majority if not all the property is placing the self-storage units within the property. He states there is a church that is currently in the property and he knows there was a referral to the dentist that was in the rear of the property. He states they are currently in the process of analyzing if that area can be used for self-storage and if it can be used for self-storage then the church may or may not be leaving. He states if it can't be used for self-storage which would be thinking in all likelihood that it can't be that the plan would be to see if they can work with the church to fill that area in and shift the church into that area for their continued use. He states in terms of signage out by the road that it would depend on what is permitted. He states they usually like to put some type of pylon sign out by the road but it is not always necessary or required. He believes they have some good frontage on two of the sides which would be to the north and west side. He states there may not be a need for pylon side even if it is permitted. He states they have been doing this for about four years and he will say once they are done with some of these distressed properties that they have done, these buildings are pristine, prestigious, beautiful and really accomplished. He explains they have gone into malls, into industrial spots, other commercial areas and they really revitalize these buildings. He references what was stated in the reading earlier that they really don't have a ton of traffic. He states there is usually 2-7 cars a day that come in and out of the facility. He states he heard the prior application and doesn't believe there is a lot of traffic at self-storage as people don't come there on a daily basis. He states people usually come sign up, drop off and maybe come back and grab something a few times a year. He states that others come and put their items in the units and they do not see them for 1-3 years and it all just depends. He states in general they do not really create much traffic at all and there is barely any trash that is created. He does not believe there is really any water flow issues with this facility, they are not adjusting any structural aspects on the outside and they are not adding anything to the outside.

Selge asks if he is going to get rid of the façade on the front that looks like it is from the 1960's.

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Parrinello responds by stating he just asked their construction folks that the other day. He explains they stated it was not part of their plan because each one of those weighs 300-400 lbs. and are made of solid concrete.

Selge asks if they will be painted one color.

Parrinello responds by stating they will paint them.

Selge asks if he is going to guarantee this building will look a lot better than it does now.

Parrinello responds by stating if they like 60's and 70's then it looks fantastic.

Gidley states he actually called four communities that they are in that are close to Plymouth. He lists that he had called:

- Fort Gratiot, MI
- Battle Creek, MI
- Delavan, WI
- Elgin, IL

Before & After of the referenced Delavan, WI Cubesmart location below:



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Gidley states that Delavan is the closest in size to Plymouth and it is about 8,500 people and they talked about what the applicant has done there. He states it is a similar type of property and the building they are proposing in Plymouth was originally a grocery store called Dave & Rays when he was a kid. He states the building in Delavan is also an old grocery store with additional space to it similar to what this building is. He states Dave & Rays got added onto and a dime store was put on called G.L. Perry and then more things got added on like the space on the end and the dentist office around the back. He asks what company is going to manage the Plymouth location. He states he notices that Cubesmart uses red and white for their colors.

Parrinello responds by stating to not hold him to it but he believes this one is going to be a Cubesmart.

Gidley asks if they are basically white with big red and if it would look similar to the building in Delavan. He states it looks to him like they left the front on the building and painted it red to match the same color as the Cubesmart logo and signage. Parrinello agrees. Gidley states he also heard from Devlan you are proposing to come back to them to use more of the building for more controlled storage.

Parrinello responds in agreeance and states they are pretty much filled up in Delavan and it has been a little bit of a battle with them.

Gidley states they also told him it has been a battle and they have put you through the paces. He states to be fair he believes they are going to put them through the paces as well if they approve this. He believes while the building is blighted that they wouldn't just want to put lipstick on a pig either. He expresses that they would want this to look good. He states he is really concerned about the old office space and dentist office around the back. He states the dentist was in two places, he states it was on the end and around the back so it has moved and there has been other businesses in there since. He states he does not know how they turn those old dentist offices into a church or more storage space so he is not sure how that is going to work.

Booker states they are allowed to put retail in there as it is allowed in that particular zoning district.

Gidley asks what their intention would be for retail.

Parrinello responds by stating he meant to go through that in his initial speech. He states the retail part is through the office they do sell boxes, tape, bags, various retail, various moving items and the other part of retail would possibly be in the event that either the church does not choose to stay or they can't use the rear portion would be to use the back portion for either the office or retail use. He states their facilities in general are usually a little bit bigger than the approximately 60,000 square feet of this facility but they like the area and like the building so they went a little bit smaller.

Gidley states he knows when he called to Fort Gratiot that it is in an old Macy's department store portion of a mall and they basically put a red Cubesmart sign on the building. He states they said you put new doors on the building and then had to restore the interior because the sprinkler

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system had let go and damaged the inside. He states they now got a mall that has something going on in it versus sitting empty that they are pleased with that. He states when he tried to contact Battle Creek that they could not even tell him where the facility was. Elgin, while being very cooperative, couldn't tell him where his facility in Elgin was either. He does not want to speak for everyone else but he does want to repeat what Delavan stated because he already referred to them making it hard on him and he acknowledges that but he is still there. He states it sounds to me that you at least are willing to put up with a certain amount of request and requirements in order to get this going.

Jacobs asks if he is planning on resurfacing the parking lot and making it drivable.

Parrinello responds by stating, if necessary, yes. He explains he has not been out to the property and he knows the construction folks have been out there a couple times and their general opinion when speaking to them today was initially when they are building it out, then no because it they will have construction going. He states once they are preparing to open then they will review the parking lot if it is necessary to resurface, restripe or a total redo. He states they make that determination some point in time through the construction.

Richie asks if something was done in that area about the water because it used to be like a wetland over there.

Jacobs believes that was sorted already.

Gidley states Richie was not on the board when they split the property off for the Dollar General. He states there was a whole new pipe put under that parking lot that goes around the end of the building and around back to the enlarged retention pond.

Surrisi explains that had all been completed and the developer of the Dollar General in executing the drainage pond had a few things that came up that were site specific conditions. He states it didn't allow for it to be fully built exactly to the plans but there was a great give and take with the city utilities and stormwater department to work through those and make revisions to the extent they closed that out sometime last year providing them a letter stating they recognize that it was not built exactly to plan but it was as best it could be. He states the city was happy with those accommodations and he would believe so far, they have been performed much better than what was there before.

Board Members Selge and Richie moved and seconded to open the public hearing. The motion carried.

Delbert Lange (1119 Warana Court, Plymouth, IN 46563):

Lange states that pond of there is in his back yard.

Jacobs asks if he is speaking in favor of or against.

Lange states he is against.

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Jacobs states that will get to those opposed after those in favor. Nobody was in favor.

Lange apologizes for that. He states they are not so sure about that pond yet. He does not believe they have had sufficient enough rain there yet. He states he is not aware of who is in charge of it because he had to call Chris Marshall a couple of times last year because the system was not working and the alarm was going off with nobody responding. He states the first time he had to call the non-emergency line at the police station to get someone to try to get somebody. He states it was going off at 9 o'clock at night and he finally went off and shut it off himself because there was a manual shut off on the side of the box at least. He states most of this is still draining through the old system and what they got out there right now from theses last rains is going through the old system through the ground and whatever pipes were cut off go through the old system. He states the water has to be over flooding for the old system before it goes active into the new system. He states the way they got that pond to drain is it is going to leave two-three foot of water in there because it is shooting at the sky. He states at least when they came back and reworked it, they cut about 15 feet off of that pipe otherwise you would have had 6 feet of water out there all the time. He states now they do not know because they have not had sufficient rain and what this new project is going to do with how much additional water he does not know.

Jacobs states they have nothing to do with the water.

Lange explains he knows but he is just saying that along with whatever else they got going in there he was hoping it would get torn out of there and something new would be constructed or something.

Jacobs states he would hope if they did not do anything different to the outside of the structure that it would not add to the water.

Lange states that's what they are hoping but they are still not real up to date on that pond and how it is working.

Wendel asks Surrisi if there is anything from the Technical Review Committee (TRC) meeting about that.

Booker responds by stating this did not have to go to the Technical Review Committee.

There were two separate discussions that were being had and it was undecipherable.

Kathy Bottorff with WTCA explains the guy online can't hear between two conversations.

Deputy Clerk-Treasurer Williams added that he couldn't hear between the two either.

Surrisi asks Lange if he can walk back to the podium. He also wished that it has been a while since he looked at the files but he is thinking one of the accommodations that was made for the Dollar General folks would have been to accommodate the tree that may have been on Lange's property. He states he was told there was a neighboring property that had a tree they did not want to undermine.

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Lange responds by stating that would be the American Legion. He states their east is his west boundary. He states the only good part about that building, and he apologizes for saying this, is that dental office. He states for the rest of that building the original owners did not want to put any effort into the property. He states anytime any renter came in they did not want to spend any money and he is familiar with that because when one of the churches moved in where one of the hardware stores was on the north end that they had to put all their own monies into everything there. He states he is not sure how that Hispanic Church there is working or whether they would like to move on but they are probably short on finances also but that has nothing to do with this.

Selge asks if his main concern is drainage.

Lange responds by stating the looks of the place. He states this is supposed to be an entrance into Plymouth and they got a nice-looking vet clinic, the Oliver Ford Dealership, the new Dollar General now, on the other side is the church and residential coming the rest of the way down. He states that building is not doing anything beneficial to the city as it is.

Dave Morrow (920 Angel Street, Plymouth, IN 46563):

Morrow states he likes Gidley's analogy about putting lipstick on a pig that it is still a pig. He states it sounds very familiar with the same arguments they had out on Lilac Road. He states he has never seen a storage unit that is aesthetically beautiful or even nice. He explains they tend to go down over years.

Jacobs states it was explained that it would be prestigious.

Morrow states this is in no offence to Parrinello because he knows he is in business to renovate these properties.

Gidley provides a photo of the self-storage in Delavan, Wisconsin.

Morrow states he would say the building was probably in significantly better shape than our building is when they renovated it. He states his point is, and the prior gentleman made the same comment, is that there have been some business owners, themselves included, that have made significant investments in the area. He lists the mentioned Oliver Ford, vet clinic, bank and this property has been bad for 30 years. He states he does not just want to propose just putting a Band-Aid on this to make it look nice today when 15-20 years from now it may not be. He adds there are no guarantees. He states that he obviously wants to see it improved, purchased, torn down and something rebuilt. He states they have been made promises in the past that have not been totally fulfilled and he is not saying anything now that says you won't do it but even the Dollar General with their landscaping has some issues to be improved. He states they do the bare minimum to satisfy you guys to get this through. He states that parking lot is really bad and he thinks it would have to be scraped out and redone but he is an insurance guy and not a contractor. He just would not like to see this approved.

Jacobs responds by stating it is not funny to make fun of insurance people.

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Gidley states they have a building that is on the tax rolls. He asks Morrow what it would take aside from fixing up the exterior to satisfy him. He asks what would be acceptable to allow that building to stay there and be this if they agreed to fix up the exterior what it would take for him.

Morrow responds by stating he is not really sure as it does not really fit in the zoning for that area. He states that is why they are here in the first place. He explains a storage facility does not fit in that part of the city. He states in fixing it up would be great and if they can make it look like the one Delavan but that façade with the 300 lbs. of concrete blocks is going to stay there. He states those are obviously not going to go away as that is a signature part of the building too.

Gidley explains they can skin those and put an aluminum frame on that and put a front on and cover it up.

Richie states it is still storage.

Morrow states his opinion is it doesn't fit.

Wendel asks Parrinello if he has any drawings or artist's renditions or anything.

Parrinello responds by stating they do not have any architectural drawings or anything on this building yet. He states he knows they are in process but obviously they can't go too far with them without an approved use.

Wendel asks what their timeline on this is.

Parrinello responds by stating usually with their facilities it is usually within 8-12 months they are open.

Selge asks from now. Parrinello agrees.

Wendel states he would like to see some architectural drawings, pictures or something to give them an idea of what they are thinking about.

Gidley asks if Cubesmart has modular storage units that just get put inside the building.

Parrinello responds by stating they are individually constructed within the building and he does not like to use the words tin but they are metal on three sides and have a roll down metal door. He states they then have chicken wire, but it is not chicken wire. He states it is a thick mesh covering on the top of it so that any sprinkler system that can continue to run through the facility in the event of a fire. He states these units are not totally enclosed so the sprinklers can hit all of the units. He states Cubesmart can design the indoor map for them with isles and various sizes anywhere from 10 x 30 down to 5 x 5 x 5 in various isles. He states they indicate where the boxes are and then they purchase the units from a company called Janus International and they deliver them to them with their crew and then their crew goes around and installs the indoor storage.

Selge asks for clarification that all of that is on the inside and it does not affect the outside of the building expect for their improvements.

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Parrinello responds by stating that is correct and you cannot enter any of the units from the outside.

Selge reclarifies that it is the same building with everything nicer and everything in the interior.

Parrinello agrees and states their goal is to attract customers and he heard on the previous self-storage proposal that there is some self-storage in the city and it appears to be run-down so they want to come in there and be number one. He states they are not going to come in there and slap lipstick on a pig but they are going to make it look as nice as possible to attract people so they can get as many customers as possible.

Richie asks if he already owns the property. Parrinello agrees.

Chris Morrow (920 Angel Street, Plymouth, IN 46563):

Mrs. Morrow states her concern is sometimes they are so excited to make Plymouth prettier that they jump on the first potential opportunity. She states they can slow down and Plymouth is going to turn around. She states she is grateful Parrinello bought this property but they do not need to jump on this. She believes a rendering is fair and required as they have a right to know what is going there. She clarifies that substantially nicer is not good enough for them because they need a lot nicer. She states it has looked like trash for years and what is 2-4 more years until they get the right person. She states she is just suggesting that they need to hold him to a rendering so they are aware of what it is going to be like.

Gidley asks if she is still concerned on the use if the rendering is alright.

Morrow responds by stating she is not a super fan of the use.

Richie explains he has got concerns with the use.

Morrow states she is concerned that the board is looking at it as the property is going to look better and she is suggesting that is not the reason to do it.

Board Members Richie and Wendel moved and seconded to close the public hearing. The motion carried.

Richie states the thing is, and what Chris had mentioned, there is a Dollar General there which they have got one now in almost every entry into the city. He adds that is a stellar sign we are happening. He states now you put a self-storage unit next to a Dollar General because people are coming in that way. He states at the other end of the city you have a Dollar General and a check cashing place. He also adds a rent-to-own place with a half-empty Kroger's Plaza. He asks how many red flags they are going to be waving here before someone says something is not right. He states to him it is the usage that he has an issue with that is self-storage. He explains he would like to see something go there that is going to bring some value to the community and he does not think that is self-storage. He states they do not need another self-storage.

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Gidley states there is some validity to the concern that they are surrounding their community with not real attract stuff. He explains that he voted to allow that Dollar General and he regrets that vote honestly. He states it is too close to the road and too close to the intersection. He expresses that the developer has done a terrible job at keeping it up. He states all that landscaping is going to die and almost other bush is dead. He believes there will be no effort to replace those. He states they did not get a lot of snow this winter but that sidewalk did not get shoveled a single time and there were kids trying to walk to the High School down Kingston Road and they could not walk down the sidewalk they put there for a reason because they never shoveled it. He states there is a Dollar General in the city that is nice but the people who sold them the land required it to be nice and then turn around and bought it from that developer so they are actually maintaining it. He states there are nice Dollar Generals but the vast majority of them do not look very good. He states if you drive around the country there are some very nice ones but it is because the community said if you are going to be here that you are going to have to be nice. He states they settled for mediocre on the corner of Kingston and Jefferson in his opinion. He knows they asked them to put block on it when they did not have block on it. He states they were going to have a completely metal building but even at that he regrets ever saying that was good enough for Plymouth. He states they rushed because they were convinced it was going to get something new out of the deal. He states he agrees with Richie that having four Dollar General stores means they are a prosperous community and he particularly believes it is not very good that they have four of them. He states he is still not convinced although he is still going to go back to if this building were to be attractive enough to keep it on the tax rolls and improve the assessed value and get more tax dollars out of it that he could live with it maybe. He states without a drawing and far more detail there that he is going to vote for this to be tabled.

Board Members Wendel and Selge moved and seconded to table BZA 2023-11 until renderings and drawings are provided. The motion passed by roll call vote.

Yes: Gidley, Richie, Selge, Wendel and Jacobs

No: None

Jacobs ask Parrinello if he is clear on what they need him to do.

Parrinello responds by asking if he is talking about renderings they are asking for renderings of the exterior of the building and they do not necessarily need to see the makeup of the interior where the isles are going to be and what the makeup of the 5 x 5's versus the 10 x 10's.

Selge responds by stating just so they can see what the outside of the building looks like.

Jacobs asks to include the parking lot and everything so be sure to have feedback on all of that.

Surrisi asks Parrinello whatever his timeline is on that to just stay in touch with the city staff and then as long as they have those materials by the 15th of the month, they can get him on the agenda for the following months meeting

Booker adds there is no need to reapply.

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Surrisi agrees with Booker since they won't have to readvertise because there may be some more flexibility beyond the 15th of the month because packets don't usually get submitted until the last week of the month.

Williams states it is the Thursday before the meeting.

Surrisi restates to stay in communication with the city staff about when he is ready to proceed.

Booker reminds those in attendance that they will not be receiving another notice in the mail.

Building Commissioner Manuwal states the only thing he has for the board is that they actually came in today and purchased a remodeling permit and the first thing he was told is that they were planning on redoing the roof because it has been leaking as the last owner hadn't done anything. He states they are trying to fix the structural issue with the building as they speak.

Gidley asks if he is referring to the building they just spoke about. Manuwal agrees.

Jacobs asks Manuwal if there is anything he can do for him is if there is anything he can do for the Dollar General and the plants around there that are dying. He asks Surrisi if they have the right to go out and let them know they are supposed to keep these up.

Booker believes it was part of their approval.

Jacobs states that is correct.

Booker states it is up to the city to enforce his approval.

There being no other business, Board Members Selge and Richie moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 9:22 p.m.

Kyle L. Williams
Kyle Williams— Recording Secretary