

PLYMOUTH PLAN COMMISSION

JUNE 4, 2019

The Plymouth Plan Commission met in regular session at 124 N Michigan Street, Plymouth, Indiana on June 4, 2019 at 7:00 p.m. Commission President Doug Feece called the meeting to order for Commissioners Don Ecker, Alex Eads, Greg Compton, Rick Gaul, Mark Gidley, Beth Pinkerton, Fred Webster, Bill Walters, and John Yadon. Commissioner Angela Rupchock-Schafer was absent.

Commissioners Webster and Eads moved and seconded to approve the minutes of last regular meeting of May 8, 2019, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on May 24, 2019:

<p>NOTICE OF PUBLIC HEARING</p> <p>The Plan Commission of the City of Plymouth, Indiana will hold a hearing on June 4, 2019 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 2019-05: Carl and Tanya Stockberger, 11652 11th RD, Plymouth, IN 46563: A tabled request for a Planned Unit Development consisting of single and multi-family housing located at 12890 Plymouth-Goshen Trail parcels 504292102001001024, 504292102002000024, 504291403011000024, and 504291303107000024 and zoned C-3, Corridor Commercial District.</p> <p>PC 2019-08: Mary K. Relos, 15959 7th RD, Plymouth, IN 46563: A request for a Minor Subdivision to create a parcel of 3.22 acres, on parcel 504125000001000017 located at 15959 7th RD, Plymouth, IN and zoned I, Industrial District.</p>	<p>PC 2019-09: Delenor and Linda Wenzel, 9595 Deer TRL, Plymouth, IN 46563: A request for a second replat of lots 3, 4, and 4A of Pineview Estates located on parcels 503207000002005018, 503207000002006018, and 503207000002007018 located at 10021 Country Side DR, Plymouth, IN 46563, zoned R-2, Suburban Residential District.</p> <p>PC 2019-10: City of Plymouth, P.O. Box 492, Plymouth, IN 46563: A request for a two (2) lot subdivision to create a lot of 219.17 acres and a lot of 22 acres on parcels 504291301027000019, 504291301051000019, 504291301052000019, 504291300030000019, 504228000001000019 and 504227000064000018 located at Plymouth Municipal Airport, 301 Airport RD, zoned BP, Business Park District and 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</p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> 116 Legals </div> <p>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. Abby Collins, Recording Secretary, Plan Commission, May 24, 2019</p> <p style="font-size: small;">May 24, 2019 PN000424 n6p3xlp</p>
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PC 2019-05: Carl and Tanya Stockberger, 11652 11th RD, Plymouth, IN 46563: A tabled request for a Planned Unit Development consisting of single and multi-family housing located at 12890 Plymouth-Goshen Trail parcels 504292102001001024, 504292102002000024, 504291403011000024, and 504291303107000024 and zoned C-3, Corridor Commercial District.

Plan Consultant Ralph Booker reviewed the Findings of Fact. He noted that this application is a request to rezone the property and is a preliminary site plan. Booker reviewed the letter of intent from the applicant:

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Re: Rezoning – Stockberger Property

Good Morning,

We are submitting a petition to rezone the Stockberger property located on the north side of the Plymouth Goshen Trail, in Plymouth, Indiana. The property itself consists of approximately 44 acres of land lying between Plymouth Goshen Trail and US 30. It is bounded on the West by commercial development along Michigan St. and on the East by residential properties.

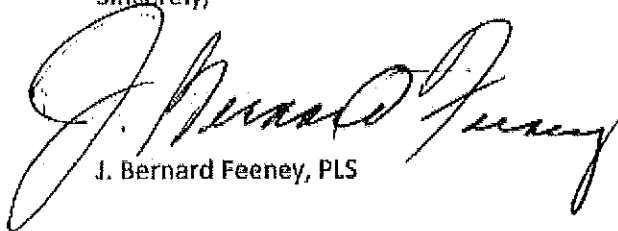
This proposal to rezone the tract is to allow construction of approximately 55 single family homes, 24 attached villas and 174 apartment units. The creek along with the wetlands that border it and the 100 year flood plain associated with the creek are a feature in the Western part of the property that will limit development.

Some dedicated roads will weave throughout the single family residential area and provide full access to the site. Along with dedicated roads, this development will utilize sanitary sewers, water mains and storm sewers to accommodate drainage.

We are asking for the Planning Department's recommendation on this proposed project along with the City Council's approval of this petition.

If there are any questions, comments or concerns about this proposal, please feel free to contact me at your convenience.

Sincerely,



J. Bernard Feeney, PLS

He also read aloud the written statement of character of the planned unit development:

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Land use policies which affect the land in question and an explanation on how the Planned Unit Development meets those objectives:

The land in question is four contiguous parcels all zoned C-3, however the parcels are contiguous with parcels zoned R2 and with two Plymouth park parcels. The intended use of the parcels is as a residential development which provides entry level housing in the form of single family villaminiums, condominiums and traditional apartments along with senior buildings. While these uses do not conform with the C-3 zoning uses policies, they do conform to common uses in the area. Further, these uses fit squarely within Goal 5 of the Plymouth Comprehensive Plan. Therefore, while we have a re-zoning issue along with a planned unit development issue, it seems the proposed development perfectly provides for the goals of the City's Comprehensive Plan, is similar to the properties around it and it supports the City's plan initiatives in several ways.

Goal 5 of Section 4: Land Use and Growth Management of the comprehensive plan is entitled Create More and Better Residential Options within Plymouth Corporate Limits. This goal contains 4 policies. Policy 1 is to encourage a diverse inventory of housing. This one project will include 4 housing options ranging from traditional apartments to homes, condominiums and senior housing. Further, Policy 1 focuses on establishing a balance of housing ownership interests, pricing, style and type. The proposed project includes rental values that range from roughly \$700.00 per month to approximately \$1,300.00 per month. There will be a mix of rental and private ownership and a balanced mixture of single family buildings to 24 unit senior buildings. This project is arguably as diverse in housing options as any project on 30 plus acres can be in rural Indiana. Goal 3 of Section 5: Housing and Neighborhoods is entitled Housing Diversity. Provide diverse and affordable housing options for all of Plymouth. This section nearly mirrors the section previously mentioned and the proposed project fulfills all of the goals for the same reasons.

Ownership Statement:

The current ownership of the four parcels is fee simple by Carl and Tanya Stockberger. The ownership will transfer by purchase to Centennial Crossing, LLC, the limited liability company that will own the development. This organization will own all of the residences but for those that are sold and will manage the homeowners association to guarantee the look, feel and quality of the development is always maintained and does not fall into disrepair.

Development Scheduling:

The proposed development will be completed in three phases with each phase having multiple housing options completed. Attached is a drawing of the proposed project with color coded indicators showing what infrastructure and buildings will be

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built when and where. It is critical that we develop multiple housing options in each phase so as to access each market with the product it and the city needs.

Phase 1:

- 36 - Villaminiums (Single Family Homes)
- 24 - 2 Bed 2 Bath Apartments
- 36 - 1 Bed 1 Bath Apartments
- 24 - Condominiums
- 24 - Unit Senior Building
- 1 - Clubhouse (Includes small playground, pool and basketball hoop)

Phase 2:

- 48 - 2 Bed 2 Bath Apartments
- 18 - 1 Bed 1 Bath Apartments
- 24 - Unit Senior Building
- 7 - Garages

Phase 3:

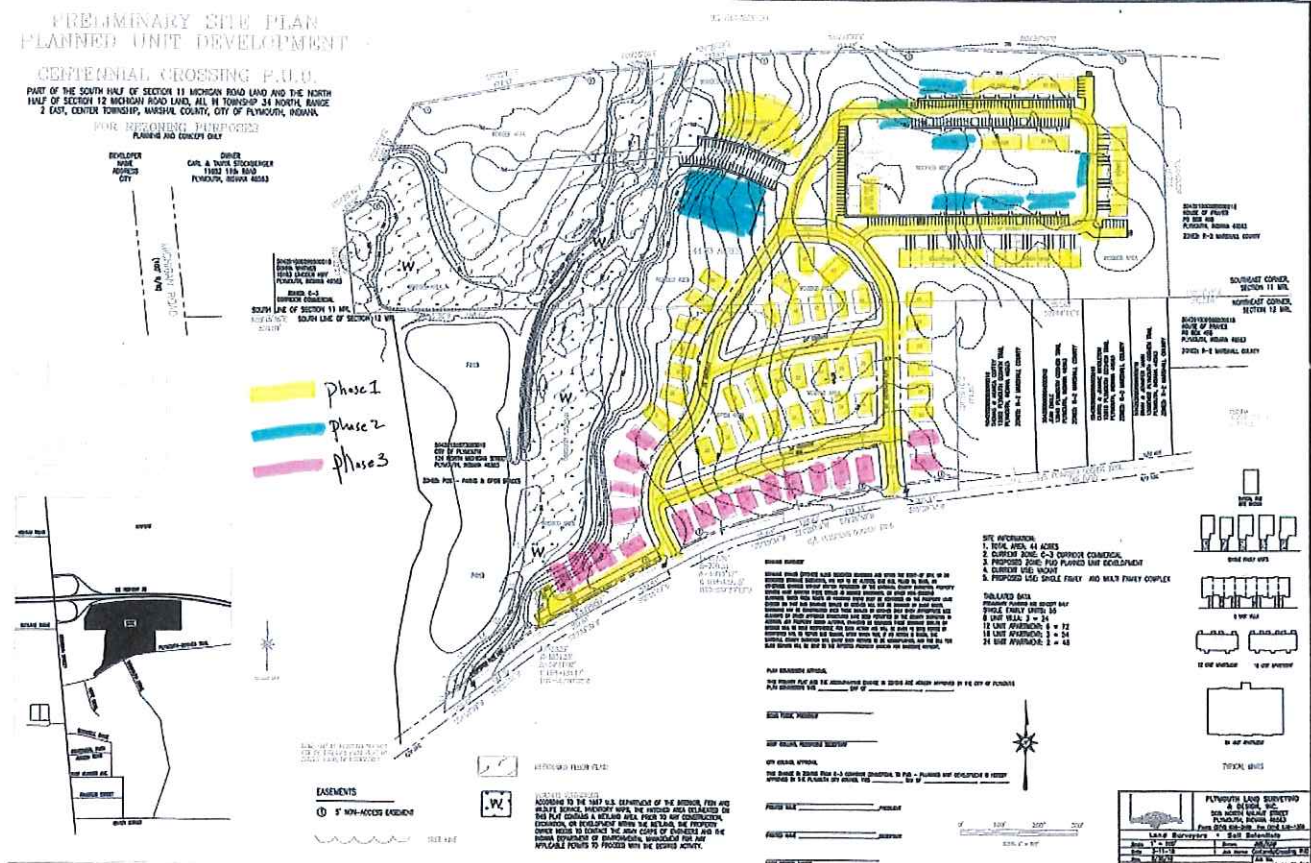
- 19 - Villaminiums

With the approval of the Plan Commission and the City Council, we will begin construction of the infrastructure and leveling of the site in August/September of this year with the first structures in Phase 1 beginning spring of 2020. Phase 1 will be completed spring of 2021. Phase 2 will be completed in spring of 2022. Phase 3 completed spring of 2023. Projections are based upon our analysis of the city's propensity to consume these developments. Should the units not be leased as quickly as is projected, which we believe is unlikely, future phases could be delayed until adequate occupancy rates are achieved and warrant moving forward.

Facilities Plan:

All roads, sidewalks, sanitary sewers, storm water management, water supply systems, street lighting and public utilities will be built out to standards of the city ordinances and regulations. All infrastructure has been assessed and given the size and scope of the project and the financing intended by the parties, all costs are feasible and not cost prohibitive. It is intended that a large portion of the Phase 1 roads will be turned over to the city as a public asset once completed.

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Feeney addressed the commission and discussed some aspects of the project. Designs for infrastructure and specific building designs will be submitted for approval through this commission. He said that infrastructure will be part of phase I, which includes both private roads and city-owned roads.

Commissioner Gidley asked if the apartment complexes in the northeast section of the development will have private roads. Feeney said yes. Gidley asked if the city would have any obligation to plow or maintain this section and Feeney said no. Gidley asked if the entrance to the apartment complex would look like an entrance to an apartment complex rather than just a transition from the road. Feeney said yes, that is correct.

There was discussion regarding screening from this development to the current homes that are in the area. Feeney said that most of this land is already wooded, so yes, there will be natural trees/wooded area as a buffering. Gidley asked if some of the existing trees would be left and not completely cleared out during the construction and Feeney said they would not all be removed and some will remain as buffering.

Gidley asked about the cul-de-sac in the northwest corner of the property. Feeney said he does not think anything will come of this area and there will probably be no development here. Gidley expressed concern that if single-family homes end up being constructed here, they would have to drive through a parking lot to get to their homes. Feeney said that this area would be difficult to develop due to the wetlands and floodplain.

Commissioner Yadon asked if the roads and parking lots would be built to city standards, even if some of them will be private. Feeney noted that it will be difficult not to design them up to city code. The developer has to consider the use that those roads and parking lots will get, such as concrete trucks for pouring foundations and trash trucks that will be utilizing the roads on a weekly basis. These are not just designed for regular cars and trucks.

Yadon asked if the utilities will run through the private drive. Feeney said that the utility services will have to be through easements in order to service each of the buildings.

Compton asked if sidewalks were discussed. Feeney said yes those have been discussed, in particular for dedicated streets. Compton asked if the sidewalks will be on both sides of the street. Feeney said yes, they will be and it was noted at TRC that all sidewalk will have to be 5-feet wide to be compliant with city code.

Richeson addressed the commission. He reviewed updates to the senior living buildings and answered questions regarding the potential placement of those since it is unlikely that the wetland area will be developed. He discussed different options that the developer has been considering. Compton asked about the parking off Plymouth-Goshen Trail for the single-family homes. Richeson noted that individual homes will not have access from Plymouth-Goshen Trail. Residents must access from the north side of their homes using two decorative entranceways into the housing development.

Richeson explained that the property is currently owned by Carl Stockberger and he is in negotiations with Al Collins as the developer. He said that there is an understanding that they believe they have reached deal, but are not ready to release the terms. Eventually, it will be owned by Centennial

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Crossings, LLC.

Surrisi addressed the concerns regarding landownership and whether the city is dealing with Stockbergers, CMD, or Centennial Crossings. He noted that the Stockbergers willingly annexed this property into the city at the end of 2018 in the hopes that this deal would be negotiated. Surrisi said that land cannot be annexed into the city the year before a census, so the timing of this was not ideal. Ideally, the land negotiations and transfer of ownership would have been completed before any of this paperwork was submitted and then the only name that would have been associated with the property was Centennial Crossings.

Richeson said that Construction Management and Design does all of its own field work, infrastructure, utilities, designing, etc. – they are the developer. There was discussion regarding parking, including Gidley's concern about the ability for people to turn into a parking space off the road. Richeson noted that the design can be adjusted as the commission sees necessary. He ensured the commission that this development would comply with the city's complete streets policy.

Richeson asked the commission to consider if it is prudent for Plymouth to have this type of development. He said the single-family homes that will be up for sale in this development will range from \$150,000 to \$200,000. In that market, the City of Plymouth currently only has 2 homes that fit this range and category as a starter home. Compton asked how many will be sold and how many will the developer rent. Richeson said that Al Collins decided the number that they would be selling is 21 single-family homes.

Gaul noted that the Technical Review Committee discussed that the developer will be addressing the drainage in the area. Richeson expanded on this and noted several areas that could be used for retention. The developer's goal is to limit water on contiguous property owners.

President Feece opened the privilege of the floor to the public.

Cindy Martin Milner, 12739 Plymouth Goshen Trail, addressed the commission with some concerns: the effect on property values, increased traffic and the number of proposed units, concerns for wildlife in the area, and drainage issues. She did note that she helped start Habitat for Humanity and she does understand that this housing is needed.

Booker said that the developer will have to meet Plymouth Stormwater Drainage code in order to get a building permit and in order to pass inspection. He noted that this development has the potential to help with the drainage issues in the area. Feece said that when apartments were put in next to his place of business, he had the same concerns about drainage. In the end, it actually helped the drainage problems in the area because the city required storm drains to be installed.

Dan Milner, 12739 Plymouth Goshen Trail, asked how much of the Stockberger property was annexed into city. Surrisi said that 44 acres were annexed. He asked if the city was going to require his property to be annexed. Surrisi said no and noted that this was voluntary annexation of property. He said that the city does not have any plans for further annexations.

Feece asked if the city would require properties to annex into the city if their septic fails. Surrisi said yes, if someone has a failing septic system and they would like to connect to the city's utility services then they would be required to annex as long as it is a contiguous piece of property.

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Mike Faylor, 14030 11th Road, voiced concerns about the city doing business with Carl Stockberger. He said he feels the Stockbergers need to be held accountable and stipulations put in place so the city does not end up with another area like the Stockberger's property to the east of Lowe's. Faylor said he is comfortable with the city conducting business with Al Collins.

City Attorney Surrisi noted that this deal will not go forward unless city incentives go through. Centennial Crossings is the entity that they city is working with on this project and how they obtain this property from the Stockbergers is a separate transaction.

Reg Danielson, 16458 Pretty View Drive, voiced his concerns about the city being involved in a capitalistic project and the creation of a Tax Increment Financing district.

Richeson addressed some of the concerns that the audience has brought forward. He said in regards to the traffic concerns, the plan would be to widen the road to allow for turning lanes for the park and this housing development. He noted that the only land that would be utilized for the widening would be further development of the already existing turn lane and the use of the Centennial Crossing's property. They would not be encroaching on any other landowner's property. Richeson noted that the state is also considering capping Plymouth Goshen Trail at US 30, which would cut back on the through traffic in the area. City Attorney Surrisi added that when the property was annexed, the city council developed a fiscal plan and analyzed the financial concerns if this were to be added to the city limits. Part of that plan was approximately \$250,000 in roadway improvements in the area and re-working the Randolph Street intersection to include resurfacing and an added left-hand turn lane into the proposed housing development. Richeson addressed the capitalistic concerns and noted that Construction Management and Design is the company taking the risk and has to front \$1.8 million of their funds for the project. They will be purchasing the bonds that will finance the project and if the project is not successful, then no one is out any money except them.

Mayor Senter invited anyone interested in seeing a similar housing development that has already been constructed to visit Tippy Downs in Warsaw.

There were no other comments from the commission or the public.

Commissioners Pinkerton and Walters moved and seconded for primary approval of site plan including the written statement and staging.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 10).

Yes: Alex Eads, Beth Pinkerton, Bill Walters, Don Ecker, Doug Feece, Fred Webster, Greg Compton, John Yadon, Mark Gidley, Rick Gaul.

PC 2019-08: Mary K. Relos, 15959 7th RD, Plymouth, IN 46563: A request for a Minor Subdivision to create a parcel of 3.22 acres, on parcel 504125000001000017 located at 15959 7th RD, Plymouth, IN and zoned I, Industrial District.

Plan Consultant Booker reviewed the findings of fact. He noted that the Board of Zoning Appeals has already approved the variance to have this home built in an Industrial zone. Building Commissioner Hammonds noted that the property would meet all the Industrial zone building standards.

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The applicant was present to answer questions.

Feece offered the privilege of the floor to the commission and the public. There were no comments.

Commissioners Webster and Compton moved and seconded to approve the case as submitted.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 10).

Yes: Alex Eads, Beth Pinkerton, Bill Walters, Don Ecker, Doug Feece, Fred Webster, Greg Compton, John Yadon, Mark Gidley, Rick Gaul.

PC 2019-09: Delenor and Linda Wenzel, 9595 Deer TRL, Plymouth, IN 46563: A request for a second replat of lots 3, 4, and 4A of Pineview Estates located on parcels 503207000002005018, 503207000002006018, and 503207000002007018 located at 10021 Country Side DR, Plymouth, IN 46563, zoned R-2, Suburban Residential District.

Booker said the findings of fact are the same as the previous case. He noted that this request actually resets this property to its original plat.

The applicant was present to answer questions.

Feece offered the privilege of the floor to the commission and the public. There were no comments.

Commissioners Webster and Gidley moved and seconded to approve the case as submitted.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 10).

Yes: Alex Eads, Beth Pinkerton, Bill Walters, Don Ecker, Doug Feece, Fred Webster, Greg Compton, John Yadon, Mark Gidley, Rick Gaul.

PC 2019-10: City of Plymouth, P.O. Box 492, Plymouth, IN 46563: A request for a two (2) lot subdivision to create a lot of 219.17 acres and a lot of 22 acres on parcels 504291301027000019, 504291301051000019, 504291301052000019, 504291300030000019, 504228000001000019 and 504227000064000018 located at Plymouth Municipal Airport, 301 Airport RD, zoned BP, Business Park District and R-1 Rural Residential District.

Booker said the findings of fact are the same as the previous case. He noted that the intent is to take the 4 or 5 parcels that are currently part of the airport and condensing them down into two parcels. There would be one parcel on the west of Lilac Road and then parcel number two would be the section on the east side of Lilac Road.

City Attorney Surrisi said that the airport's first private hangar is breaking ground this week. In the process of researching and discussing private hangars at our airport, it made sense to replat the land into one parcel on the west side of Lilac Road in order to make building simpler and not having to dealing with the processes for crossing property lines.

Feece offered the privilege of the floor to the commission and the public.

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Tony Faucett, 12861 Woodbury Drive, asked what the development plans are for the airport. Surrisi told him about the private hangar being constructed about 20-feet to the north of the main "A" hangar. Faucett asked if there are plans to put housing in the area. Surrisi said no, this is strictly for airport development.

Lynn Gorski, 7441 McLiver Drive, asked why the parcel on the east side of Lilac Road is being discussed if it already its own parcel of land. Feece said that this is just to note that it will remain the same. Surrisi said this will not change the dimensions, it is simply putting the airport's subdivision and legal description onto one plat. She asked about the city closing Lilac Road. Booker said that this replat does not have anything to do with Lilac Road. City Attorney Surrisi noted that the airport's intent when purchasing this property on the other side of Lilac Road was to have the flexibility to extend the runway to 5,000 feet, which remains on the airport's 5-year plan, however the planning and formulation of this extension would take several years and coordination with the county. Booker again noted that this particular case before the Plan Commission will not close Lilac Road.

Commissioners Yadon and Webster moved and seconded to approve the case as submitted.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 10).

Yes: Alex Eads, Beth Pinkerton, Bill Walters, Don Ecker, Doug Feece, Fred Webster, Greg Compton, John Yadon, Mark Gidley, Rick Gaul.

Resolution No. 2019-846, A Resolution of the Plymouth Plan Commission Approving Resolution No. 2019-845, A Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/Pine Road Economic Development Area (TIF #3), and Designating Pretzels, Inc. as a Designated Taxpayer

City Attorney Surrisi said that this resolution is part of the expansion project at Pretzels, Inc. He introduced Jerry Chavez of Marshall County Economic Development Corporation and Paul Schaum, the COO of Pretzels, Inc. Schaum discussed the expansion and said that the company is moving forward with this phase of their plan much sooner than they originally anticipated. The company will be adding two more production lines and expect to employ around 200 more people at this Plymouth location. Chavez discussed the company's history in Plymouth and expressed support for the project.

Surrisi introduced Tim Emerick, bond counsel with Barnes and Thornburg, to discuss the financing side of the project. Emerick noted that if the commission approves the resolution tonight, then the Common Council and Redevelopment Commission will also have to consider resolutions regarding the project.

Feece offered the privilege of the floor to the commission and public. There were no comments.

Commissioners Ecker and Walters moved and seconded to approve Resolution No. 2019-846, A Resolution of the Plymouth Plan Commission Approving Resolution No. 2019-845, A Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/Pine Road Economic Development Area (TIF #3), and Designating Pretzels, Inc. as a Designated Taxpayer.

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Vote: Motion carried by roll call vote (**summary:** Yes = 9, Abstain = 1).

Yes: Alex Eads, Beth Pinkerton, Bill Walters, Don Ecker, Doug Feece, Greg Compton, John Yadon, Mark Gidley, Rick Gaul.

Abstain: Fred Webster

Booker discussed some potential adjustments to the city's solar regulations after consulting with Leah Teall from MACOG:

Article 6 Development Standards

Section 210 Solar Energy System (SES) Standards

D. General Approval Standards

3. Lot Coverage:

Clarify: We discussed this clarification to incentivize people not to pave or gravel underneath and causes more run-off - if this is how Rick Gaul will look at it.

a. Lot Coverage cannot exceed the impervious lot surface requirements, except where the ground beneath the ground mount solar energy system **is vegetated** and shall not be included in calculations for lot coverage or impervious cover

Add 5. Historic Neighborhood District Overlay

1. Solar installations shall not be visible from a public street other than an alley.

2. All solar energy systems within the Historic Neighborhood District Overlay [will/must] be [reviewed/approved] by the Technical Review."

3. No ground mounted solar energy systems are permitted.

Add 6. Emergency Access

1. Roof-mounted solar energy systems shall be located in such a manner as to ensure emergency access to the roof, provide pathways to specific areas of the roof, provide for smoke ventilation opportunities, and provide emergency egress from the roof according to the Indiana Fire Code.

E. Permit

Clarify 1. Rooftop and micro and small ground mount solar installations are permitted in all major zoning districts.

Add 2. Ground mount solar energy systems are permitted as an accessory structure or as a primary use as provided in the [Use Table]. [Micro and Small ground mount solar energy systems are permitted in all districts. Medium- and large-scale ground mount solar energy systems require a special use in districts C-1, C-2, C-3, BP, I, and PUD.]

Clarify 2. A Technical Review Committee (TRC) site plan approval is required for Medium- and Large-scale **ground mount** solar energy systems prior to building permit approval

F. Site Plan

Clarify 1. A Technical Review is required for Medium- and Large-scale **ground mount** solar energy systems prior to building permit approval. Site plan documents shall include:...

Article 3 Standard District Intent, Uses, & Standards

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p. 48

Add Rooftop Solar Energy Systems (p in all districts – though not they are restricted in historic overlay)

Clarify “Ground Mount” in front of size descriptions:

Use	POS	R-1	R-2	R-3	R-4	MH	NC	C-1	C-2	C-3	BP	I	PUD
Add Rooftop Solar Energy System	p	p	p	p	p	p	p	p	p	p	p	p	p
Clarify Ground Mount Solar Energy Systems (Micro/Small)	p	p	p	p	p	p	p	p	p	p	p	p	p
Clarify Ground Mount Solar Energy Systems (Medium/Large)								s	s	s	s	s	s

Article 3 Standard Zoning District Intent, Uses, & Standards

Section 1 POS, Parks and Open Space District

p. 23 Add under permitted uses – solar accidentally got left off of POS in this section but was listed in the Use Table as permitted:

Transportation, Communications, Utilities

Add:

Rooftop Solar Energy Systems

Micro and Small Ground Mount Solar Energy Systems

Section 2 R-1 Rural Residential District

p. 25 Clarify under permitted uses: Transportation, Communications, Utilities:

Rooftop Solar Energy Systems

Micro and Small Ground Mount Solar Energy Systems

We discussed potentially allowing medium-scale ground mount systems in the Rural Residential District as a special use, but not in the other residential districts.

Section 3 R-2 Suburban Rural Residential

p. 27 Clarify under permitted uses: Transportation, Communications, Utilities:

Rooftop Solar Energy Systems

Micro and Small Ground Mount Solar Energy Systems

Section 4 R-3 Traditional Residential District

p. 29 Clarify under permitted uses: Transportation, Communications, Utilities:

Rooftop Solar Energy Systems

Micro and Small Ground Mount Solar Energy Systems

Section 5 R-4 Multi-Family Residential District

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p. 31 Clarify under permitted uses: Transportation, Communications, Utilities:
Rooftop Solar Energy Systems

Micro and Small Ground Mount Solar Energy Systems

Section 6 MH Manufactured Home District

p. 33

- Clarify under permitted uses: Transportation, Communications, Utilities:
Rooftop Solar Energy Systems
Micro and Small Ground Mount Solar Energy Systems
- Clarify under Special Uses: Transportation, Communications, Utilities:
Medium and Large Ground Mount Solar Energy Systems

Section 7 C-1 General Commercial District

p. 35

- Clarify under permitted uses: Transportation, Communications, Utilities:
Rooftop Solar Energy Systems
Micro and Small Ground Mount Solar Energy Systems
- Clarify under Special Uses: Transportation, Communications, Utilities:
Medium [typo] and Large Ground Mount Solar Energy Systems

Section 8 C-2 Downtown Commercial District

p. 37

- Clarify under permitted uses: Transportation, Communications, Utilities:
Rooftop Solar Energy Systems
Micro and Small Ground Mount Solar Energy Systems
- Clarify under Special Uses: Transportation, Communications, Utilities:
Medium and Large Ground Mount Solar Energy Systems

Section 9 C-3 Corridor Commercial District

p. 39

- Clarify under permitted uses: Transportation, Communications, Utilities:
Rooftop Solar Energy Systems
Micro and Small Ground Mount Solar Energy Systems
- Clarify under Special Uses: Transportation, Communications, Utilities:
Medium and Large Ground Mount Solar Energy Systems

Section 10 BP Business Park District

p. 41

- Clarify under permitted uses: Transportation, Communications, Utilities:
Rooftop Solar Energy Systems
Micro and Small Ground Mount Solar Energy Systems
- Clarify under Special Uses: Transportation, Communications, Utilities:
Medium and Large Ground Mount Solar Energy Systems

Section 11 Industrial District

p. 43

- Clarify under permitted uses: Transportation, Communications, Utilities:
Rooftop Solar Energy Systems

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- Micro and Small **Ground Mount** Solar Energy Systems
- Clarify under Special Uses: Transportation, Communications, Utilities:
Medium and Large **Ground Mount** Solar Energy Systems

Article 4 Overlay Zoning Districts Intent, Uses, & Standards

Section 3 HN, Historic Neighborhood Overlay District

Not sure whether it's necessary to add requirements related to solar here, or just in the 210 Solar Development Standards section.

Article 4 Overlay Zoning Districts Intent, Uses, & Standards

Section 4 NC, Neighborhood Commercial Overlay District

Not sure whether it's necessary to add requirements related to solar here, or just in the 210 Solar Development Standards section.

DESCRIPTION OF PROPOSED AMENDMENTS

Rooftop: We discussed that the size specifications would be applied only to ground mount systems.

Historic Overlay: Discussed adding a new section 5. We discussed clarifying that solar shouldn't be visible from public streets but that alleys are not considered a street for the purposes of restricting the visibility of solar in the historic overlay. Clarify that TRC approval is required in the overlay. Also clarify that ground mount systems not allowed.

Emergency Access: Discussed adding a general descriptive section that references the Indiana Fire Code.

Use Table: Discussed rooftop solar energy systems to be added as a new line in the Use table on page 48 with p in all districts. "Ground Mount" to be added where size is listed. The table formatting to messed up when the document was converted to PDF, so that needs to be corrected so that it's easy to tell where s and p apply. also needs to be re-formatted so that the districts and columns line up correctly on p. 48

E. Permit: To be consistent with use table, move size descriptors in front of ground mount. Also discussed clarifying that the restrictions to ground mount are based on size only (which is the impact the community/nearby residents experience) and not on status as either accessory or primary use (people don't care as much where the electricity goes just what it looks like).

F. Site Plan: To be consistent with use table, move size descriptors in front of ground mount.

It was decided to move forward with reviewing these suggested changes and have a public hearing at the next Plan Commission meeting.

Jeff Houin, local attorney and City Council member, addressed the commission regarding some potential revisions to the subdivision ordinance. He said that in his legal practice and in speaking with some area title companies, they occasionally come across a situation where a plat on a parcel of land includes a small area of encroachment where housing additions cross property lines by a small

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amount. The solution is for the surveyor to put together a legal description for just the small sliver of land that is encroaching, mirror it for the opposite side of the property, and the two neighboring property owners swap out small slivers of land with quit claim deeds. Houin noted that the problem with this solution is that the city's subdivision ordinance states that in order for property lines to change, the parcel must go through a full replat.

Houin asked the commission to consider updating the subdivision ordinance to allow for these minor transfers of portions of parcels in order to remedy a small encroachment. He said these minor transfers would not affect the houses on those parcels, the ability to build on the lots, or the character of the houses and neighborhoods.

Booker asked what the new legal description would be for the property. Houin explained that the original legal description would remain in place and then an "also" or "except" clause would be added to change those original parcel boundaries.

Yadon asked if there would be a limit to the size of these adjustments. Houin said these parameters have not been decided and would need to be discussed. One concern is that the remaining lots are still buildable lots and the integrity of the lots remain intact. City Attorney Surrisi suggested setting the parameters as a certain percentage of the area. Houin will work with Surrisi and Booker to submit a proposal to the commission.

Commissioners Webster and Compton moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 9:00 p.m.



Abby Collins – Recording Secretary