

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025

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 April 1, 2025, at 7:30 p.m.

Board President Art Jacobs called the meeting to order for Board members Jack Garner, Mark Gidley, Brandon Richie, and Paul Wendel. Alternate Linda Secor was in attendance but not needed. Alternate Megan Rogers was absent. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, Plan Director Ty Adley, and Mayor Robert Listenberger. The public was able to see and hear the meeting through Microsoft Teams.

Board members Gidley and Wendel moved and seconded to approve the minutes of the regular session of March 4, 2025, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on March 20, 2025:

116 Legals	
<p>the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:</p> <p>BZA 2025-04: EDWARD WAYNE AND LINDA ELLEN LANGFELDT REV. TRUST AND MATTHEW H LANGFELDT, 1980 W Jefferson Street, Plymouth, IN 46563: A Variance of Development Standards to reduce the minimum lot size from 0.5 acre to 0.34 acre, on parcel 50-32-06-202-119.003-019, located at 1854 W Jefferson Street Plymouth, IN 46563, zoned C-3, Corridor Commercial District.</p> <p>BZA 2025-05: MICHAEL T AND JOYCE D RELOS REVO-CABLE TRUST, 11772 Olive Trail, Plymouth, IN 46563: A Variance of Use to permit a multi-family development of 32-40 units, on parcels 50-32-07-000-006.000-018 and 50-32-07-000-007.000-018, located on State Road 17, Plymouth, IN 46563, zoned R-2 Suburban Residential.</p>	<p>116 Legals</p> <p>BZA 2025-06: MICHAEL T AND JOYCE D RELOS REVO-CABLE TRUST, 11772 Olive Trail, Plymouth, IN 46563: A Variance of Development Standard to reduce the front yard setback from 60' to 15', on parcels 50-32-07-000-006.000-018 and 50-32-07-000-007.000-018, located on State Road 17, Plymouth, IN 46563, zoned R-2 Suburban Residential. Information on these matters may be obtained at the office of the Clerk-Treasurer, 124 N. Michigan St., Plymouth, IN, and telephone #574-936-2124. Written objections to the proposal filed at the Clerk-Treasurer's office will be considered and oral comments will be heard. The hearing may be continued from time to time as may be found necessary. If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948. Kyle Williams, Recording Secretary, Board of Zoning Appeals, March 20th, 2025. March 20, 2025 PN363814 hspaxlp</p>
<p>NOTICE OF PUBLIC HEARING</p> <p>The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on April 1st, 2025, at 7:30 p.m. in</p>	<p>116 Legals</p>

BZA 2025-04: EDWARD WAYNE AND LINDA ELLEN LANGFELDT REV. TRUST AND MATTHEW H LANGFELDT, 1980 W Jefferson Street, Plymouth, IN 46563: A Variance of Development Standards to reduce the minimum lot size from 0.5 acre to 0.34 acre, on parcel 50-32-06-202-119.003-019, located at 1854 W Jefferson Street Plymouth, IN 46563, zoned C-3, Corridor Commercial District.

Plan Director Adley reviewed the findings of fact and the request from the applicant. He read the applicant's letter aloud (see attached letter below).

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025

Date: 3.12.25
City of Plymouth
Board of Zoning Appeals

Re: Application for Variance from Development Standards

To Whom it May Concern:

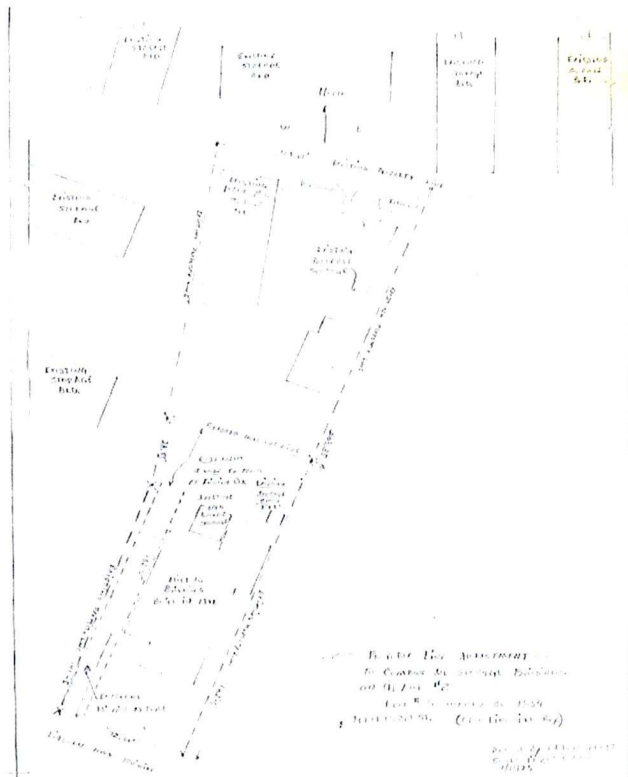
Langfeldt & Payne, Inc dba Mr. Storage is requesting a variance from development standards to move a lot line between two parcels that we own. Moving this line would reduce the lot size from .77 Acres to approximately .34 Acres. The address is: 1854 West Jefferson Street, Plymouth IN 46563.

Specifically, we are requesting a variance to reduce the property size to .34 Acres. This will increase the size of the adjacent property, Parcel #2 - owned and operated by Mr. Storage, to include all self storage buildings.

We have attached a conceptual site plan for your review and consideration.

Sincerely,

Ed & Jim Langfeldt
Mr. Storage owners



Garner stated that no new parcel was being created. He asked if they would loop the back half of the property in with the other properties.

Adley replied that they would be replating the parcel as it was an existing subdivision. He stated they would see that northern line slide south with the surveyed point at the parcel to the east.

Garner asked for clarification that they were not drawing a new line but rather pulling a line down.

Adley replied in agreement and stated that rear storage would go onto the Mr. Storage parcel and the front unit on Jefferson would have a smaller lot. He stated that based upon the application it would need to be a minimum of 0.34 acres as that was what was advertised.

Ed Langfeldt (1980 W. Jefferson Street, Plymouth, IN 46563)

Langfeldt stated their intention for doing this was to get all the storage buildings on the same parcel. He stated that he measured 182 feet from the front and made a line even with the parking lot at P&N Pawn Shop. He stated he put an easement on the west side of that building in front so they would have access to the rear of that building on Jefferson Street in case it was sold as a separate parcel.

Board members Gidley and Wendel moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025

Board members Wendel and Gidley moved and seconded to close the public hearing. The motion carried.

Board members Gidley and Richie moved and seconded to approve BZA 2025-04 as presented. The motion passed by roll call vote.

Yes: Garner, Gidley, Richie, Wendel, & Jacobs
No: None

BZA 2025-05: MICHAEL T AND JOYCE D RELOS REVOCABLE TRUST, 11772 Olive Trail, Plymouth, IN 46563: A Variance of Use to permit a multi-family development of 32-40 units, on parcels 50-32-07-000-006.000-018 and 50-32-07-000-007.000-018, located on State Road 17, Plymouth, IN 46563, zoned R-2 Suburban Residential.

Plan Director Adley reviewed the findings of fact and the request from the applicant. He read the applicant's letter aloud (see attached letter below).



✉ klb@easterdayconstruction.com
☎ 574-842-3341
📍 8886 State Road 17
Plymouth, IN 46563



✉ klb@easterdayconstruction.com
☎ 574-842-3341
📍 8886 State Road 17
Plymouth, IN 46563

March 14, 2025

City of Plymouth – Board of Zoning Appeals
124 North Michigan Street
Plymouth, IN 46563

Re: Variance of Use – Letter of Intent

Dear Board Members and Plan Director Adley,

There have been two housing studies completed in the past year; one by MACOG and one by Marshall County United Way. Both studies point to a lack of housing in Marshall County at all levels. They also noted that due to inflation, high interest rates and other factors, housing is becoming a larger portion of every household's budget. The new Comprehensive Plan, the Comprehensive Plan Housing Committee and the ONE Marshall County housing committee all have ideas to help with this, but do not have money for implementing them. Through the City of Plymouth's foresight, a team was assembled to attend the IHODA Housing Institute. This secured a set-aside for a Low-Income Tax Credit Housing project. This makes this project the only housing initiative of which we're aware with funding behind it at this time. This project is an IHODA Low-Income Tax Credit Housing Project. Our intention is to build between 32 and 40 apartment units including 1-bedroom, 2-bedroom and 3-bedroom units. Mayor Listenberger has been supportive and has expressed interest in having any additional space set-aside for single-family and/or duplex homes as well, if our site development allows, we hope to accommodate this.

The site is currently zoned as R-2 which is designated for single family lots with a minimum lot size of 1 acre. As most of you are aware, this site has been vacant for decades and the current zoning has not enabled that development. In reality, single-family R-2 development may not be appropriate, considering the proximity to commercial sites, multi-family sites and single-family residential lots of ½ acre and smaller.

The new Comprehensive Plan does not address this site specifically, but the overall theme of the plan promotes additional housing and additional density to better utilize existing infrastructure. The Comprehensive Plan Zoning Subcommittee has been working on changes to the Zoning Ordinance that allow more flexibility. The first of those changes were approved by the Plan Commission and adopted by the Common Council the first two weeks of March, 2025.

Board of Zoning Appeals
Page Two

In meetings with the Mayor, City Attorney and Plan Director, it was suggested that a Variance of Use would be the best way to move this project forward at this time. We currently have an option on the

property that depends on receiving this variance, which then allows us to put in an application with IHODA in July. IHODA requires appropriate zoning to be in place before an application can be accepted.


One of the changes to the Zoning Ordinance approved this March was the reduction in front yard setbacks for multi-family properties to 10'. This is reflective of the more urban nature of multi-family developments and promotes more uses interior to the site in lieu of front lawns of minimal value. Along with the multi-family Variance of Use, we are asking for a Variance of Development Standards to reduce the front yard setback from 60' to 15'. With the wide right-of-way on Glenn Overmyer Drive, this still places the buildings approximately 30' from the road.

The project will be similar to The Paddocks in Culver, Indiana, which is also an IHODA LIHTC apartment project, completed in 2021. Bradley Company will manage the property. As with The Paddocks, they will have an office onsite and will have the offices staffed on a part-time basis. As with all of the apartment complexes under their management, the property will be well maintained.

We are also requesting as a Condition of the Variance, that there be a 3 year extension granted beyond the normal 1 year start of construction requirement in Article 9, Section 070, B - Expiration. The IHODA application will be submitted in July of 2025. Awards are not announced until late November 2025. If successful, we would then start the process of obtaining financing and producing final plans. This would result in a construction start in late Summer or Fall of 2026. Our option with the property owner extends to allow us to make a second application in July 2026 if the first application is unsuccessful. This then extends the award to November 2026 and start of construction to late Summer or Fall of 2027. The permissive zoning must be secured for IHODA to consider the application, so the longer timeline is necessary for our application to be valid.

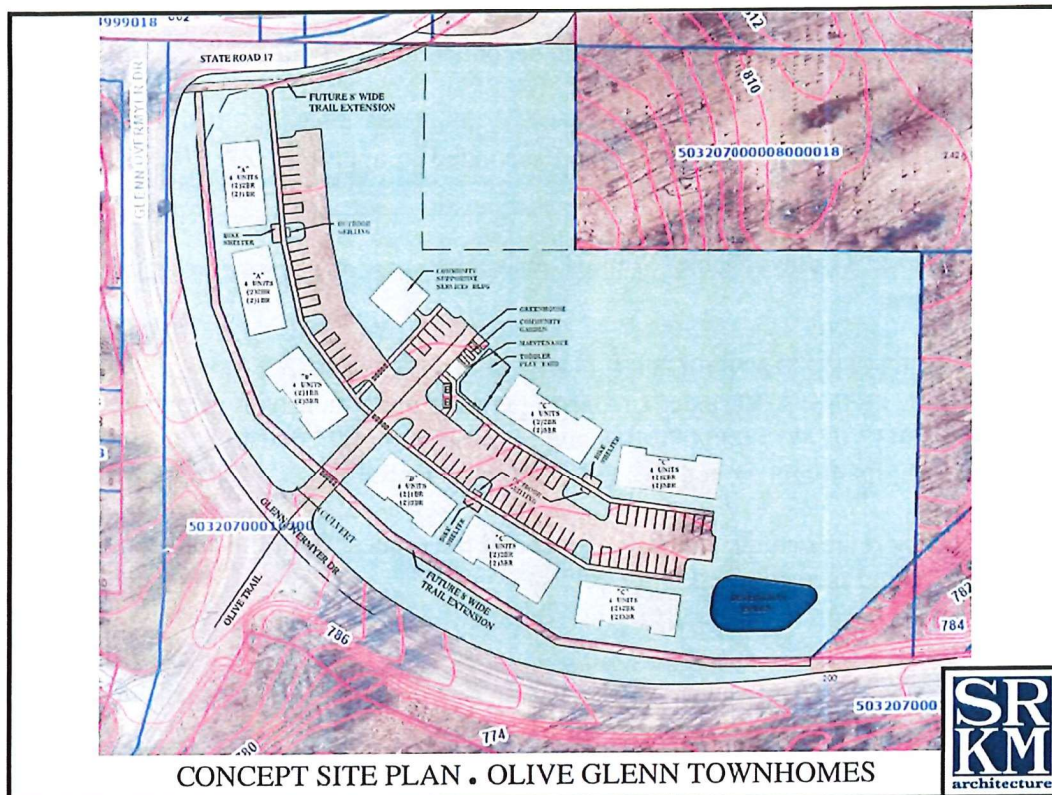
Thank you for your consideration.

Respectfully,


Kevin L. Berger
Olive Glenn Townhomes LLC

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025



Gidley asked if he stated during his presentation that the residents of Crest Manor had been surveyed and asked if they were willing to be annexed.

Adley replied that he did not. He clarified that the owner of this project had indicated a willingness to annex.

Kevin Berger (8886 SR 17, Plymouth, IN 46563)

Berger stated he had served on the Comprehensive Plan Committee, the Housing and Zoning Subcommittees below that, and they had been working on housing solutions with one going on at across the street at Water Street currently. He stated for the density they were looking at less than six units an acre for this so it would not be a highly densed development as there would be some site challenges as Adley mentioned.

Gidley stated from the Paddocks pictures provided that night and the drawings there, he asked if those would front on the curve or front into the parking lot.

Berger replied that the plan would be for the units to front into the parking lot as they planned on having children there so it would all be interior instead of out towards the street.

Gidley asked what the back would look like.

Berger replied that it would be a residential with some back door porches with a patio.

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025

Gidley asked with having families there, what they planned to do about bikes, trikes, toys, etc.

Berger replied that they usually put out bike racks and provide some space.

Gidley asked for clarification that the people across the street at Crest Manor were not going to have to look at toys scattered across porches.

Berger replied that he could not agree against that.

Gidley stated he was aware he could not guarantee it but asked for clarification that there was an accomodation for a place to go with that stuff.

Berger replied in agreement and stated that they manage those sites very closely so there was not a lot scattered in yards as everyone would keep their spaces neat.

Gidley quoted his letter where it said, "Mayor Listenberger has been supportive and has expressed interest in having any additional space set-aside for single-family and/or duplex homes as well, if our site deveopment allows, we hope to accommodate this." Gidley asked how far the closest structure was to the cemetery as currently proposed. He stated that it looked like they had 100 feet currently but asked if they were to use this extra land that they would need a cemetery development plan with the Department of Natural Resources (DNR) if they were within 100 feet of the cemetery.

Berger replied that it would be a part of their site development. He stated he was unsure if it would be required. He stated that the smaller separate parcel was where the old fuel facility used to be so there were some issues with that regarding if the Brownfields had been completley taken care of.

Gidley stated they had done remediation there.

Berger replied that they did but they had not done remediation to the extent where housing could be built there.

Gidley stated with this also being an older cemetery that there was a chance that people who could not afford plats were sometimes buried out on the edge so the DNR had to do a ground study.

Berger explained that some of that may show up in the Phase 1 they were doing and he anticipated having to do a Phase 2 as well because of the adjacent site.

Board members Richie and Garner moved and seconded to open the public hearing. The motion carried.

Gary Neidig (9663 Meadow Lane, Plymouth, IN 46563)

Neidig stated he was speaking that night as a citizen, President of Indiana Tool, and as Chairman of One Marshall County for the last year. He stated from a regional development standpoint that housing was one of the highest priorities that needed to be addressed. He stated the initiatives had been great and a lot of studies done, in which he referenced the housing studies completed by

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025

Michiana Area Council of Governments (MACOG) and Marshall County United Way. He stated he was involved with the MACOG housing study and all three counties have the same type of needs and as an employer, they have a diversity of workforce for income levels and housing. He stated they also referenced mobility as people coming to the area often start out in these types of homes and over a period of time, their earnings and families increase which causes them to move into different homes. He stated if their community was expecting to have any growth at all then that would be one of the most important things. He stated he wouldn't like to see explosive growth but rather intentional and well thought out growth that was sustainable. He stated with the recent zoning changes that it looked as if they were trying to get through as it meets people's needs. He stated that affordability had become a terrible problem and adding more inventory was not going to raise prices but rather curtail pricing. He stated that nobody had thought they would have been able to add 250 units at Centennial Crossings a couple years ago and have them completely full. He stated that was part of the growth and what they would be able to look forward to as a community.

Linda Yoder (901 S. Michigan Street, Plymouth, IN 46563)

Yoder stated she was the Executive Director of the Marshall County Community Foundation and United Way. She stated that she appreciated the consideration of the request. She stated that United Way funded a Housing Matters Study last year and the Community Foundations of Elkhart, St. Joseph, and Marshall Counties got together and collaborated on a regional housing study and both studies came back with a realization of a shortage of about 1,600 units in Marshall County. He stated they had a high number of those aged 50+ who were aging in place which was resulting in a high consumption of housing stock likely for the next 20 years. She stated that they also had those aged 30-50 who were typically prime home buyers, but interest rates and the high cost of construction were barriers creating high pressure on the rental housing as well. She stated the good news for Marshall County was that the Seniors were about a third, the 30-50 are a third, but there was another third up to age 30 choosing to stay in Marshall County which was good for the job market but tough on the housing market. She stated that all those combined were putting pressure on rental units.

Doug Feece (12221 W. 11th Road, Plymouth, IN 46563)

Feece stated he was a non-believer of Centennial Crossings, so he got set straight there. He stated the only other item he wanted to mention was about this property was when they were filling in the dirt out there that they raised the dirt higher than what the graveyard was and that was what he was considerate of. He stated he wanted to ensure that the graveyard was protected as he did not like the fact that it was raised, and they didn't say anything about it. He stated there should have been a provision in place at the time because where he raised it, water often sat there, so the water had to go somewhere, and they had to protect the graveyard.

Eric Holsopple (12727 20B Road, Argos, IN 46501)

Holsopple stated he had the pleasure of serving as the Hospital Administrator for St. Joseph Regional Medical Center in Plymouth. He stated as a neighbor to this property, they would be in favor of having multiple-residential units there to be able to service and location wise it made sense for healthcare and school access.

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025

Jack Davis (14083 Lawrence Lake Drive, Plymouth, IN 46563)

Davis stated that his heart was in Plymouth and three of his six children resided in the city limits and the others lived within walking distance of this subject property and they were supportive of this. He stated that over the last couple of years, housing had been a large part of his discussions with people. He stated in those discussions they had identified several properties in the City of Plymouth that were decent infill properties and several homes that could be renovated that were not livable now. He stated that all of those were single-family dwellings, but a large portion of the need was multi-family. He believed the project and quality would be excellent as a step forward for the needs with housing in Plymouth.

Board members Richie and Garner moved and seconded to close the public hearing. The motion carried.

Board members Richie and Wendel moved and seconded to approve BZA 2025-05 as presented. The motion passed by roll call vote.

Yes: Garner, Gidley, Richie, Wendel, & Jacobs
No: None

BZA 2025-06: MICHAEL T AND JOYCE D RELOS REVOCABLE TRUST, 11772 Olive Trail, Plymouth, IN 46563: A Variance of Development Standard to reduce the front yard setback from 60' to 15', on parcels 50-32-07-000-006.000-018 and 50-32-07-000-007.000-018, located on State Road 17, Plymouth, IN 46563, zoned R-2 Suburban Residential.

Plan Director Adley reviewed the findings of fact and the request from the applicant. The applicant's letter and site plan were the same as the previous case.

Jacobs asked if the walkway would be out in front of the 15 foot setback. Adley agreed. Jacobs asked if it would be too close to the road.

Adley replied that it would not. He explained when it came down to the development process that the applicant would either need to put in the sidewalk or it would have to come before the Plan Commission. He stated that the timing of that project may take some time before they start to see construction so they would like to see what the sidewalk plans were as the Oak Drive project for pedestrian improvements ran from US 30 down to the north side of the medical center and it did not make it's way westernly around to the subject property. He stated in order to tie that together and run it back east toward Michigan would tie that entire region of South Central Plymouth would be a huge asset for walkability in the community. He commented that would be an asset for transportation and/or leisurely activity and that would be a grand scheme for what they would like to see as a city but it would take quite some time to get to that point. He stated he would anticipate their application to come back around to the Plan Commission to postpone their sidewalk requirements for when the City invested in the surrounding area. He stated it was helpful in that regard as it would be both the right size and in the right location for that area.

Gidley stated if they were to approve this that night if Adley could anticipate how many additional times that the applicant would have to come before the Board of Zoning Appeals.

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025

Adley replied that he did not believe that they would have to come before the Board of Zoning Appeals for anything else at that time.

Gidley asked for when they would have to start doing site work. He stated it may sound petty now but they would be having a much narrower setback facing Overmyer Drive and all these kids. He asked if they would have an opportunity to require chain link fencing all around the development but on the other hand he could see this slowing traffic down as the sightline would be limited. He believed there were some human issues there that he would hope they get an opportunity to express some concerns about 2-3 years down the line if it gets funded.

Adley stated when the project becomes funded and goes through the design aspect that they would need to go through the Technical Review Committee (TRC) and scrutiny review in office as they go through the permitting process so they would ensure that the sightlines were appropriate in conjunction with the Engineering Department. He stated they would be working with the Fire Department to ensure they had adequate access inside and around when responding to emergencies. He stated they did not want to make unsafe design decisions. He stated the big portion of the previous case, BZA 2025-05, was to establish whether or not that use could be permitted and the answer was yes. He stated they were now able to take their next steps for funding to begin that design work process as there was not a large interest in spending a lot of that design work up front as they could be out of tens of thousands of dollars quickly. He stated now they would be able to delve into that Phase 1 series of development and understanding of the lot. He stated there was fill on the lot, the contour fall in relationship to tying into a sewer system as water and excess run downhill better than anything else.

Gidley stated if it would have to get out from SR 17 that it would take a substantial lift station.

Adley agreed that there would be some utility work that would need to occur and that would be a part of that review process.

Kevin Berger (8886 SR 17, Plymouth, IN 46563)

Berger stated they thought about bringing this in so that all the usable space was in the back of the property. He stated that the scale of the buildings were going to be appropriate for the local and the images provided regarding the Paddocks, they asked for a similar setback reduction so those were also 15 feet from the right-of-way. He stated it provided more of a walkability so when the sidewalk goes in, they are right by the people walking by, which was similar to old school downtown neighborhoods. He stated it was odd how it was an arterial road because a little further west of SR 17 it was no longer considered arterial so it was already a weird setback requirement. He stated he knew they were going to be required by the TRC to look at the sight distances at the corners and the sidewalk in the drawing was already within the right-of-way.

Board members Richie and Garner moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

PLYMOUTH BOARD OF ZONING APPEALS

April 1, 2025

Board members Wendel and Garner moved and seconded to close the public hearing. The motion carried.

Garner stated he was going to trust the TRC and developer to ensure that safety standards were met.

Board members Richie and Wendel moved and seconded to approve BZA 2025-06 as presented. The motion passed by roll call vote.

Yes: Garner, Gidley, Richie, Wendel, & Jacobs

No: None

Other Business:

Gidley asked if he had heard anything about the climate-controlled storage on Kingston Road.

Manuwal replied that he had been trying to reach the owner.

Gidley asked if they were still waiting on a state plan release. He asked if they had submitted plans to the State. Manuwal did not believe so. Gidley asked if variances were only good for a year. Manuwal agreed.

There being no other business, Board members Richie and Garner moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 8:31 p.m.



Kyle Williams, Recording Secretary