

# PLYMOUTH BOARD OF ZONING APPEALS

May 6, 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 May 6, 2025, at 7:30 p.m.

Board President Art Jacobs called the meeting to order for Board members Jack Garner and Mark Gidley. Board Members Brandon Richie and Paul Wendel were absent. Alternates Linda Secor and Megan Rogers were absent. Others present were Building Commissioner Dennis Manuwal Jr. and Plan Director Ty Adley. The public was able to see and hear the meeting through Microsoft Teams.

Board members Garner and Gidley moved and seconded to approve the minutes of the regular session of April 1, 2025, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on April 24, 2025:

## NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on May 6th, 2025, 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:

**BZA 2025-07: SUSAN A SHAW, 825 N Center St, Plymouth, IN 46563: A Variance of Use to permit a salon, on parcel 50-42-92-303-229.000-019, located at 825 N Center Street, Plymouth, IN 46563, zoned R-3 Traditional Residential District.** Information on these matters may be obtained at the office of the Clerk-Treasurer, 124 N. Michigan St., Plymouth, IN, and telephone #574-936-2124. Written objections to the proposal filed at the Clerk-Treasurer's office will be considered and oral comments will be heard. The hearing may be continued from time to time as may be found necessary. If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948. Kyle Williams, Recording Secretary, Board of Zoning Appeals, April 24th, 2025.  
April 24, 2025 PM 3:46:56 hspaxlp

**BZA 2025-07: SUSAN A SHAW, 825 N Center St, Plymouth, IN 46563: A Variance of Use to permit a salon, on parcel 50-42-92-303-229.000-019, located at 825 N Center Street, Plymouth, IN 46563, zoned R-3 Traditional Residential 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).



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April 15, 2025

Dear Zoning Board,

In regards to the property on 825 N Center St, Plymouth, IN. I am requesting a variance of use to operate a salon on the lower level of this property in a residential area. This building was previously operated as a business (Blueberry Cottage Yarn store) and would be perfect for my salon operations. I am independently owned and operating and will not affect the community in any negative ways. I intend to replace cracked windows and bring life back into this building. Since I am one on one with my clients I will not take up much parking space. There are designated spots on the side of the building already for customers and a driveway for myself. This will be a home away from home for me and I will use the upstairs apartment for my daughter to have a place to be after school while I am working. The owner has accepted our offer to purchase and our purchase agreement is contingent on the zoning variance.

Thank you,

Cailee Brummett

Gidley asked if she would be the only employee working. Brummett agreed. Bidley stated when this was approved to be the Blueberry Cottage in the past that the parking along the side of the building on Harrison Street had to be parallel or else the rear end of the car would stick out into the street.

**Cailee Brummett (1013 Bayless Street, Plymouth, IN 46563)**

Brummett replied that there would be a pull in spot for her and then two designated spots for clients.

Jacobs asked if there would be any chance for an increase in staff.

Brummett replied that would be a thought for further down the line but as of right now there were no plans.

Jacobs asked for clarification that they would not be living there.

Brummett replied that it would be a home away from home so she could in sense be a stay at home mom without being at home with her child playing upstairs.

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

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**Britton Smith (903 N. Michigan Street, Plymouth, IN 46563)**

Smith stated this was a great idea and he supported their neighbors as it had been vacant for over a year. He stated his only consideration outside of this request would be for someone to look into the traffic on Harrison Street. He explained they had a real bad accident there a while ago and flipped over in front of the Blueberry Cottage.

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Gidley asked if this would be something for the tactical urbanism.

Adley replied that they had not gone into that area but they could definitely have a discussion about it.

Smith stated he was concerned about the safety because when he pulls out of the alley onto Harrison Street, there was always someone flying past him.

Adley read the following letter of support aloud.

May 2, 2025

Plymouth Board of Zoning Appeals  
Plymouth City Hall  
124 N Michigan Street  
Plymouth IN 46563

Re: BZA 2025-07  
825 N Center Street  
Variance of Use Application

Dear Board of Zoning Appeals:

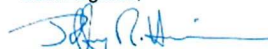
I am writing in support of BZA 2025-07, an application for a variance of use to permit a salon at 825 N Center Street in Plymouth, Indiana.

I live around the corner from the property and frequently walk throughout the neighborhood. Although the property is well-maintained, it has remained vacant for some time, and I appreciate Ms. Brummett's intention to bring life back to an empty building.

As you know, this building has always been used for commercial purposes. The layout does not lend itself to strictly residential use. I'm sure this is why it has remained vacant since the previous business relocated several years ago. Vacant buildings do not contribute positively to the character of a neighborhood and can present a security and health risk. I am strongly in favor of reviving this property for commercial use, especially for the low impact use suggested by Ms. Brummett.

I apologize that I am not able to attend your meeting in person, but I hope you will consider my support and that you will approve the variance of use request.

Best Regards,



Jeff Houin  
813 N Michigan Street  
Plymouth, IN 46563

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

Board members Gidley and Garner moved and seconded to approve BZA 2025-07 as presented. The motion passed by roll call vote.

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



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**Other Business:**

Gidley asked about the status on enclosing the fence around 500 W. Jefferson Street as he felt enough months had went by for him to accomplish that.

Manuwal replied that he was sent a letter and tomorrow was his deadline. He explained he was working with him, and he had seen nothing happening.

Gidley added there was trash and left out furniture.

Garner asked what the next step would be.

Manuwal replied that the next step would be fines.

Gidley stated that the fence between the parking lot and the gas station had blown over.

Manuwal believed that it was blown over by high winds as the posts were rotted. He stated he would print off a list of fence contractors for him so that he could stop by and pick up.

Jacobs asked if he needed a fence.

Manuwal replied that it depended on what he did with the lot as his plans were to remove the semi-trailers and turn it into a repossession yard.

There being no other business, Board members Garner and Gidley moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:45 p.m.

  
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Kyle Williams, Recording Secretary