

REGULAR SESSION, COMMON COUNCIL, June 9, 2025

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on June 9, 2025. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana, and was called to order at 7:48 p.m.

Councilwoman Starr offered prayer, and Mayor Listenberger led the Pledge of Allegiance.

Mayor Listenberger presided over Council members Duane Culp, Don Ecker Jr., Kayla Krathwohl, Randy Longanecker, Shiloh Carothers Milner, Dave Morrow, and Linda Starr, who were physically present. City Attorney Jeff Houin and Clerk-Treasurer Lynn Gorski were also present.

The public was able to see and hear the meeting through Microsoft Teams and streamed live at

<https://www.youtube.com/@CityofPlymouth>.

Council members Starr and Longanecker moved and seconded to approve the minutes of the regular session of the Common Council on May 27, 2025 as presented. The motion carried.

NOTICE TO TAXPAYERS OF PROPOSED ADDITIONAL APPROPRIATIONS Notice is hereby given to the taxpayers of the City of Plymouth, Marshall County, Indiana that the proper legal officers of the Common Council at their regular meeting place of the Council Chambers of the City Building, 2nd Floor, 124 N. Michigan Street (Sarno Street entrance), Plymouth, Indiana immediately following the Board of Works meeting at 8:30 p.m., Monday, June 9, 2025, will consider the following additional appropriation in excess of the budget for the current year.			
Fund Name: General	Other Services & Charges	Amount:	\$ 325,000.00
Fund Name: General	Other Services & Charges	Amount:	\$80,000.00
Fund Name: General	Other Services & Charges	Amount:	\$ 17,000.00
Fund Name: General	Capital Outlays	Amount:	\$ 70,000.00
Fund Name: Rainy Day	Capital Outlays	Amount:	\$ 100,000.00
Fund Name: AIP 27 Reimbursement Grant	Capital Outlays	Amount:	\$ 3,457,582.00
Fund Name: AIP 27 Reimbursement Grant	Capital Outlays	Amount:	\$ 181,978.00
Fund Name: Local Rd/Brdg March	Capital Outlays	Amount:	\$ 663,403.00

Taxpayers appearing at the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriation made within fifteen (15) days of receipt of a Certified Copy of the action taken. Handicapped citizens needing special accommodations for the meeting, please call the ADA Coordinator, 574-936-2948. Lynn Gorski, Clerk-Treasurer
May 30, 2025 -PN365728

Council members Longanecker and Krathwohl moved and seconded to open the public hearing for the Additional Appropriations Resolution. The motion carried.

Clerk-Treasurer read aloud the additional appropriations advertised in the Pilot News. The funds were listed as follows:

\$325,000.00 – General – Financial Board – Other Services & Charges

Local Match for Heartland Art Center

\$80,000.00 – General – City Properties – Other Services & Charges

Fire/Police Station Study

\$17,000.00 – General – City Properties – Other Services & Charges

Fuel Monitoring for Warehouse

\$70,000.00 – General – City Properties – Capital Outlays

Acquisition of ROW for Harrison Street Trail

\$100,000.00 – Rainy Day Fund – Capital Outlays

Partial match for CCMG PW-24-024 Paving Project

\$3,457,582.00 – AIP 027 Reimbursement Grant – Capital Outlays

Airport FAA Reimbursable Grant Amount

\$181,978.00 – AIP 027 Reimbursement Grant – Capital Outlays

City's portion of Airport FAA Grant

\$663,403.00 – Local Rd/Brdg Match – Capital Outlays

CCMG PW-24-024 Paving Project

Longanecker asked if the \$80,000 for the Fire/Police Station study was the same as what was presented to them before. He believed there was some conversation about it being less than that.

Mayor Listenberger replied that they anticipate it being \$40,000-\$60,000 but they are putting \$80,000 in.

Gorski replied that \$80,000 was being put in so she doesn't have to another additional appropriation if it goes up to \$80,000.

Houin stated the revised proposal they got went down to \$60,000 but they were looking at other options that may be even less expensive.

Culp stated he was under the assumption that they were not taking any more money out of Rainy Day.

Gorski replied this was \$100,000 for the match for the paving projects that year. She stated in future meetings there were some dormant funds that had been dormant for over a year that would be put back into Rainy Day to make up for this.

Council Members Ecker and Longanecker moved and seconded to close the public hearing for the Additional Appropriations Resolution. The motion carried.

Mayor Listenberger wished to address the unfortunate but necessary decision to close the second story of the Red Rock Inn due to safety. He stated nobody had taken this decision lightly and it had been a lot on our shoulders and appreciated everyone's support in this. He stated that Building Commissioner Dennis Manuwal was really taking heat for this. He stated there were 30 rooms up there full of folks who would need help. He stated similarly how they responded to the Pointe Apartments situation a year ago, they immediately went with a group of people and non-profits who were willing to help. He stated our community was awesome in the way that they have stepped up and he would like Barbara Holcomb to update them on this. He added that this morning the folks at the Red Rock Inn had nowhere to go but now they had good news.

Holcomb explained after their 1:00 PM meeting at the United Way Office, a team of volunteers went out to the Red Rock Inn to ascertain where they could find housing. She stated with migrant workers coming in, the housing in Marshall County was limited so they had to go outside the county. She stated they found that the Rochester Quality Inn had many and multiple rooms, so they knew they were good there. She stated all the residents were waiting for them when they

showed up there and they were able to meet with all the residents. She stated they conducted interviews with 26 adults and 4 children at the Red Rock Inn today. She stated that 6 people would be staying with others at the Red Rock Inn, 9 people with 7 rooms were booked at the Rochester Quality Inn, 5 people staying at the Days Inn, with 2 paying for themselves while the other three were being paid for by Sister Connie for two rooms. She stated they found another room in South Bend as the person works in South Bend, so they wanted to accommodate them, so they did not have to drive as far. She stated that 5 individuals and 4 children were staying with friends or family. She stated that Mr. Patel was paying for the Rochester facility, and the South Bend Motel. She stated that all 30 of those individuals would be out of the Red Rock Inn that night. She stated that they would be in secure/safe housing for at least a week and they would work a week at a time as people's lives change, and they did not want to pay too far ahead. She stated she had all their contact information on various forms and on her spreadsheet so she would be in contact with them regularly to find out what their plans were for the future and how they could move forward on that.

Longanecker asked if it was safe for folks to be walking under the balconies to go into the rooms on the first floor.

Manuwal replied that was one reason why he had asked to have a structural engineer come out and inspect the building as there were some major issues with the building. He stated he was not going to say he was qualified enough to make that decision so that was why he had asked for a structural engineer to make that decision. He explained that Mr. Patel stated at the meeting that he had contacted somebody, so he was waiting to hear from them. He added that he did not take these decisions lightly when he does this regardless of what Facebook says.

Plan Director Ty Adley introduced PC 2025-05, Certified Proposal to Amend the Official Zoning Map for the City of Plymouth. He read aloud the Plan Commission case as follows and presented his report.

PC 2025-05: HOLZWART GEORGE J JR & LINDA HOLZWART, 4589 Michigan Road, Plymouth, IN 46563: An application to rezone the subject property from R-3, Traditional Residential District to C-1, General Commercial District, on parcel 50-32-05-102-080.000-019, located at 1117 W. Madison Street, Plymouth, IN 46563, Zoned R-3, Traditional Residential District.

He stated this was sent with a favorable recommendation 9-0.

Culp asked if there were any responses to this request. Adley replied there were not.

Morrow asked if this would be grandfathered.

Adley replied when the entire city rezoned that this case was the latest in a list of a very long line of fixes.

REGULAR SESSION, COMMON COUNCIL, June 9, 2025

Council members Morrow and Krathwohl moved and seconded to approve PC 2025-05, Certified Proposal to Amend the Official Zoning Map for the City of Plymouth as presented. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow and Starr

Councilman Opposed: N/A

**CONSIDERATION OF PC 2025-05 BY
THE PLYMOUTH COMMON COUNCIL**

This matter comes before the Plymouth Common Council on the Plymouth Plan Commission's Certified Proposal to Amend the Official Zoning Map for the City of Plymouth. After certification, pursuant to Indiana Code § 36-7-4-608(b) and Indiana Code § 5-14-1.5-5, public notice was provided of the Council's intention to consider the Proposal at its regularly scheduled June 9, 2025 meeting. Said meeting was conducted and the Proposal has been considered pursuant to Indiana Code § 36-7-4-608, giving reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Plymouth, Indiana as follows:

Section 1. The Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth is adopted and, pursuant to Indiana Code § 36-7-4-608(f)(1)(B)(2), upon adoption, the Proposal takes effect as other ordinances passed by the Council.

Section 2. Pursuant to Indiana Code § 36-7-4-610(c), a copy of the now adopted amendments to the Official Zoning Map for the City of Plymouth shall be map available for public inspection in the office of the City of Plymouth Clerk-Treasurer.

PASSED AND ADOPTED this 9th day of June, 2025.


Robert Listenberg, Mayor

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

PC 2025-05

**CERTIFIED PROPOSAL TO AMEND
THE OFFICIAL ZONING MAP
FOR THE
CITY OF PLYMOUTH**

Statement of Purpose and Intent

George Holzwarth, Jr., as trustee of the Holzwarth Family Trust, has requested the rezoning of a parcel located at 1117 W. Madison Street, Plymouth, IN 46563, Parcel No. 50-32-05-102-080 000-019, from R-3 Traditional Residential District to C-1 General Commercial District. This proposed amendment to the Official Zoning Map for the City of Plymouth was presented to the Plymouth Plan Commission and the matter was scheduled for a public hearing on Tuesday, June 3, 2025, 7:00 p.m. at the Plymouth Common Council Chambers, with notice of said hearing being published pursuant to Indiana Code § 36-7-4-604 and Indiana Code § 5-3-1 et seq. A public hearing on the matter was conducted on that date and time where, pursuant to Indiana Code § 36-7-4-605, the Plymouth Plan Commission voted to approve the proposed amendment to the zoning map and to give a favorable recommendation.

The purpose and intent of this document is to certify the proposed amendments to the Zoning Ordinance for the City of Plymouth to the Plymouth Common Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED, by the Plymouth Plan Commission, as follows:

Section 1. Pursuant to Indiana Code §§ 36-7-4-605, 608(b), the proposed amendment to the Official Zoning Map for the City of Plymouth is now certified to the Plymouth Common Council for consideration.

Section 2. The proposed amendment to the Official Zoning Map for the City of Plymouth is as follows:

The parcel, containing approximately 0.34 acres and located at 1117 W. Madison Street, being Parcel No. 50-32-05-102-080 000-019, from R-3 Traditional Residential District to C-1 General Commercial District.

SO CERTIFIED, BY THE PLYMOUTH PLAN COMMISSION

 **Beacon™** Marshall County, IN



Plan Director Ty Adley introduced PC 2025-06, Certified Proposal to Amend the Official Zoning Map for the City of Plymouth. He read aloud the Plan Commission case as follows and presented his report.

PC 2025-06: STONE JAMES ANDREW SARA MARIE H/W, 2280 W. Jefferson Street, Plymouth, IN 46563: An application to rezone the subject property from I, Industrial to R-4, Multi-Family Residential District, on parcel 50-32-06-201-217.007-019, located at Lincoln Highway, Plymouth, IN 46563, Zoned I, Industrial District.

He stated this comes to the council with no recommendation. He explained that the first vote came in at 5-4 to table the request, along with a vote for an unfavorable recommendation that came in at 5-4. He stated as a point of reference, a commission of 11 required a majority vote of 6 to secure a vote one way or another regardless of the number of individuals in attendance. He clarified that the only decision before them that evening was to rezone that property as the project itself could change drastically if it wished.

Sara Ford (310 Sumption Drive, Columbus, OH 43230)

Ford stated they were proposing a 50-unit multi-family project with a mix of 2-3-bedroom units. She stated they would apply for funding for their project through the State Agency in July and find out if they were awarded funding in November. She explained that they would need to be awarded that funding in order for the project to move forward and if they were awarded that funding then they would plan to start construction Summer of 2026 with completion being mid-2028. She stated that Wallick would be the developer, general contractor (GC), owner, and management company and they were a long-term owner/operator. She stated they would be managing the project locally for a minimum of 15 years but most likely 30 years. She stated they take a lot of pride in the developments that they make as they were not in the business of selling developments to whoever wants to manage it. She stated they want to be ingrained and good partners in the community to provide housing for those that need it. She explained that the project would be considered affordable, but they would be serving individuals who make up to 80% of the Area Median Income (AMI) which was around \$75,000/year. She stated this would be serving the workforce of the community with rents ranging from gross \$620 to gross \$1,400 so it would serve a wide range of individuals. She added that their project would not be subsidized in any way as the individuals who live there would be fully responsible for rent and not receive any government assistance in order to pay for their rents. She stated that they did hear the concerns at the Planning Commission, and she understood where residents were coming from, and she was happy to continue working with the city and residents to address as many concerns as possible. She stated they were early in the planning process, so they had a lot of time and flexibility to be able to make changes to their plans to address as many concerns as possible. She stated that she attempted to highlight some of those concerns in an email to the council but would be happy to further discuss any of those specifically.

Ecker thanked Ford for their interest in Plymouth. He asked her what drew Wallick to Plymouth.

Ford replied that Wallick had a growing portfolio in the State of Indiana with 14 existing assets across the State. She added that they were based out of Ohio, but they had been in Indiana for

over 15 years, and they would really like to grow in the state. She stated Plymouth was an area that was really incentivized by the State Agency, and they set the stage where they believe housing was most needed and really on the developer community to go into those communities and build those partnerships to make the housing come to life. She stated one of the statistics she read was that over 20% of the rental community in the City of Plymouth was rent burdened or paying more than 30% of their income to housing so she stated there was a strong need here for that affordable housing. She stated aside from the small-town feel; there was also that population that needed housing in the community. She stated they took pride in the projects that they make and wished to be good neighbors.

Ecker asked for Longanecker and Milner's input from the Plan Commission meeting.

Longanecker replied that it was always his concern about subsidized housing or low-income housing and looking at this more, it was not that. He stated they were all aware of the concerns of rental properties in the community. He listed their earlier conversations from the Board of Public Works and Safety meeting regarding Northgate MHC, The Pointe Apartments, Red Rock Inn, etc. He stated those were his high concerns still as they were all aware they needed housing, and they must make that decision on what type of housing they believe was best for the community.

Milner stated they had a lot of higher end rentals and subsidized housing and finding somewhere to meet in the middle was such a need in this area.

Culp stated he had been through this several times and he was told those rent estimates before but that had totally changed after approval. He asked if those rent estimates would change and he understood not holding them to that amount but \$1,400 would be a higher end instead of backing down the project to make it a lower end project.

Ford explained when they make their submission to the State Agency, they are locked in at that point to whatever they are committed to. She stated one of the reasons why they decided to expand that wider range of incomes and rents was because the State Agency incentivizes that and allocate more points on the application if they elect to do that income skewing. She stated they would not change it as they felt there was a need for all those different income brackets, but it would also make their application more competitive, so it was a no brainer to elect those income bands and stick to those rents moving forward. She stated to Culp's point that they may change a little bit based on what their market study comes back with. She stated if the study instructed them to reduce their \$1,400 to \$1,350 that they would be able to make those small adjustments but in terms of the income bands they were targeting, those would not change.

Culp asked for clarification that there would be no subsidiary funding. Ford agreed.

Morrow asked what other communities in Indiana did Wallick have properties in.

Ford replied that they had assets in Indianapolis, Franklin, Linton, Mitchell, etc.

Morrow asked for clarification that it was mostly in central and southern Indiana. Ford agreed.

Longanecker asked for clarification that they were also in Michigan, Illinois, Ohio, North Carolina, and South Carolina.

Ford replied in agreement and stated that they were also in Kentucky as well. She stated with them being the GC as well that they wanted to ensure they were building with the highest quality materials for market rate. She added that it would be Leadership in Energy and Environmental Design (LEED) Silver certified sustainable building materials to ensure they were constructing the highest quality because they were the long-term manager with their staff on site managing maintenance to ensure it was kept how it should be kept.

Longanecker asked if there was any intent on the design.

Ford replied that there was nothing nailed down as the State Agency sets the design standards. She stated their exterior was typically vinyl, brick, or a mixture of both.

Mayor Listenberger allowed people to speak with a two-minute timeframe.

Bo Lutton (2312 W. Jefferson Street, Plymouth, IN 46563)

Mr. Lutton stated his property butts up to this property. He stated being a former law enforcement officer he had done his research on this since last Tuesday. He stated the lot was not big enough to maintain this development and there would be a negative impact on the surrounding property values. He explained that he did not want to walk out his back door and look at apartment buildings. He stated there was well documented research supporting the concern of rapid introduction of high-density rental housing particularly in areas unprepared for the socio-economic impact can contribute to increased crime rates. He stated he had spent most of this morning visiting with the Plymouth Police Department pulling reports of recent developments that had happened over the last two years. He stated the first one they pulled was Serenity Place down the road and in the last two years since May 9, 2023, there had been 213 calls for service at that location and that was 2 calls per week that Law Enforcement and Fire/EMS were responding to. He stated the newest development that had been built was Centennial Crossings and in the last two years they had 169 calls for service had been dispatched out there. He stated he was not in favor of this project.

Eric Knepper (2280 W. Jefferson Street, Plymouth, IN 46563)

Mr. Knepper stated similarly to Mr. Lutton they were neighboring the project as well. He stated he did some research on Wallick himself and from the Better Business Bureau (BBB) there

were 52 total complaints in the last three years with 15 complaints closed in the last 12 months. He stated tenants were being discriminated against for being disabled, veterans, etc. and looking at this from the standpoint of purchasing this home within the last year that he was not aware that he would be seeing apartments in his backyard. He stated crime comes with that and asked as a city why they would want something to this standard to bring in for low-income housing. He stated with bordering this property, he was not in favor of this project but if this was approved, he was asking the city to put up a privacy fence to keep tenants out of their property.

Stephen Termunde (2400 W. Jefferson Street, Plymouth, IN 46563)

Mr. Termunde the first thing they did when they purchased their home was to go and see who their neighbors would be. He stated you can't always pick your neighbors, but they had some great neighbors and still do who they see every day and talk to them almost every day. He stated R-4 was high density and they were talking about over 300 people who would move in and live there and at the same time they were looking at a minimum of 100 cars with two per household. He stated they had received nothing as far as studies and they were not aware of what was going on until a couple of weeks ago. He explained it was not a perfect area with Ozinga across the street and some industrial uses. He stated he was a regional manager for nine trailer park communities across the State of Indiana, so he knows what that brings and what the opportunities were. He stated they heard a lot of nothing today as there had been no studies about noise. He stated they couldn't build a wall high enough to block all that noise as it only takes a couple of motorcycles to be in misery. He stated their nice little area which was only a few homes zoned Industrial would turn into something that he was not looking forward to when he moved here to potentially retire.

Mark Keiser (2348 W. Jefferson Street, Plymouth, IN 46563)

Mr. Keiser stated in 1995 they purchased their house, and some great neighbors built their houses around them. He stated they had enjoyed great peace, security, and very little trespassing and his concern was that they were going to lose that now. He asked everyone if they were aware how much a room at the Red Rock Inn costs per month. He replied that it was \$800.

Stephanie Termunde (2400 W. Jefferson Street, Plymouth, IN 46563)

Mrs. Termunde stated if this project did not get state funding that this property would become subsidized housing and they do not even want what they were proposing here now. She stated if it was subsidized housing that they would have to look at moving again because it was not a situation that she would want to be in.

Mackenzie Lutton (2312 W. Jefferson Street, Plymouth, IN 46563)

Mrs. Lutton stated they made a point to say that someone would be living there to maintain the buildings and Wallick had quite a few lawsuits against them for lack of care of maintenance for all their property buildings. She stated they were well known for their low income and subsidized housing in all the states that were listed. She stated what they were essentially building was subsidized housing and she did not want that in her back yard.

Allison Keiser (2348 W. Jefferson Street, Plymouth, IN 46563)

Mrs. Keiser stated they were told there had not been any traffic studies done and if they had 100 cars coming out of one entrance/exit to the apartment complexes on the top of the hill on Jefferson Street was exactly where everyone hit the gas when leaving the city so traffic would increase at that location. She stated she was not for this project, and they lived there for 29 years. She stated it was a nice quiet peaceful location right on the edge of the city and they deforested the whole lot already. She asked how that was going to protect the wetlands at the back of the property as she had heard nothing about them at all. She stated that it was a part of that land they were selling which was protected. She stated they would not even be able to build that section so it would be a lot of people on a very little part of the property. She added that the builder got more than two minutes to speak.

Kara Knepper (2280 W. Jefferson Street, Plymouth, IN 46563)

Mrs. Knepper stated she originally came from Crown Point, and it had grown substantially since she had been there and when she met her husband, they decided to leave that lifestyle and moved into Mr. Stone's previous house and it had been escape away from a large city feel. She stated they just had twins so raising them in the backyard with apartment buildings and having to worry about them constantly in their own backyard for their safety was her main concern.

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

Mr. Langfeldt stated their company owned the building right next to the property, which was the Fastenal Fulfillment Center, and they owned several buildings to the east of that. He stated they were talking about rezoning this property from I, Industrial District to R-4, Multi-Family Residential. He stated that when he built his building in 1980, it was vacant woods, and the area had not developed too much until now. He stated Ozinga was there but the reason it may have all been industrially zoned at the time was because of Transit Mix that started in 1947. He stated he was in favor of the board considering changing that to R-4 as it was a good fit for the area if they did a good job as far as building those apartments in there. He stated if it was left industrial then they could have another transit mix across the street or a trucking company.

Lisa Langfelt (1980 W. Jefferson Street, Plymouth, IN 46563)

Ms. Langfeldt stated her father started their company back in 1985 and now they own and operate Mr. Storage, three commercial properties, and they are lined up along Jefferson Street. She stated in addition to that they have multiple storage facilities behind their office on Jefferson Street. She stated that Ed Langfeldt developed Windmill Park and believed that Windmill Park was a perfect example of a housing project done well and if they run the project right, keep the green spaces, then they can have commercial property butting up against housing and have it very successful. She stated that there was a lot of feedback when Serenity Place went in and it was not positive, and they were concerned as storage operators with break-ins but that had not happened yet. She stated it could be very successful, and the owner of this property was really concerned with whom he partnered to sell his property to. She stated they were hoping for a successful relationship with their partner next door.

Ford explained that she wished to address some of the concerns she heard. She stated that this was not subsidized housing, and she could fully commit to that, but this was highly regulated because they were receiving funding from the State Agency. She stated they were getting funding so they could put equity into the project which would allow them to charge the lower rents, but it was not subsidized. She stated because of that they would have numerous site visits and numerous inspections from the State Agency, lenders, and equity providers so they would be coming out on a regular basis to ensure that management was keeping the property how it needed to be kept. She listed maintenance issues and if any of those things occurred, they would be dinged and have repercussions with that State Agency so Wallick could not afford to let that happen. She reemphasized that it would not be subsidized housing or the same population type as Serenity Place as that was a concern that she had heard. She stated that they tried to be mindful when site planning to tuck the project back as much as possible and keep a robust landscape buffer between their buildings, Windmill Park Community, and single-family homes. She added they would not be disturbing the wetlands in any way and that was indicated on the site plan as well. She stated they were happy to explore the idea of adding a fence, but it was not added on the site plan. This was preliminary so they would be happy to explore that idea if it would make the community feel better about security. She stated there would also be exterior and interior security cameras at the property.

Krathwohl asked Adley what made a property subsidized housing compared to what they were describing currently.

Adley replied that the subsidized portion was where the company would receive checks in relationship to accommodating portions of rent.

Ford stated the main difference between subsidized and what they were proposing was that a subsidized community pay only up to 30% of their income. She stated if they were making no income then they would pay nothing and then the federal government or the US Department of Housing and Urban Development (HUD) would pay that rent. She stated at their property, that was not the case as they had to income qualify just as you would at any market rate property. She stated if they could not afford the rent for one month, then there would be no HUD coming to pay that for them. She explained that the people living on their property would be fully responsible for their rent payments while HUD was responsible for a subsidized property.

Mayor Listenberger stated they would not be voting on the project itself but rather voting on rezoning the property.

Krathwohl asked if this was denied that night and someone came back in with a different plan then it could still be brought to them.

Adley replied in agreement and stated if it was denied that it would stay industrial. He listed the example of foresting and logging as it was a use of the district currently, so the property owner was free to cut trees from their property like any other cropping.

Morrow asked if it was possible for them to approve the zoning contingent upon the success of grant award.

Adley replied that it was not like a variance where the ability to revert was simple.

Morrow stated it wouldn't really be reverting as they would not be making a change until project approval.

Adley replied that part of their project being approved through the state was getting a letter authorizing that their use was available. He stated they would have to either get proper zoning or proper variances in order to have their project go forward. He explained if the zoning was not in line before they put their application in then it may as well result as a zero score.

Houin stated that they could not create a contingent zoning classification that did not already exist within the current zoning ordinance.

Adley stated they could talk about this project in length but tonight the only decision before them was whether this property should be I, Industrial or R-4, Multi-Family Residential.

Krathwohl stated her concern was the traffic on an already busy street.

Longanecker stated it was an argument both ways if more semi-trucks go in and out of there.

Ecker stated he looked at this and talked to several people and believed this was a good fit. He stated they need quality homes, and he liked that it was market rate and that the site plan was good.

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Culp asked Mr. Lutton about his comparison to Serenity Place with how many times emergency services had been there in the past six months because that was addressed by the police and fire department. He did not believe it was a good comparison.

Mr. Lutton stated he served in Elkhart County and worked the midnight shift. He stated most of his calls were on apartment complexes. He stated that was why when he went to the city, he only pulled reports on four of them and how many calls for service were at these. He stated the ones that were just built, Centennial Crossings, received 167 calls for service. He stated according to Construction Management & Design (CMD) they were market rate apartments still accepting vouchers for subsidized housing and he confirmed that with them today. He stated even Westgate Apartments had 115 calls in the last two years. He stated that River Gate Apartments was managed by an out-of-state company as well and they received 37 calls in the last two years, and the siding was falling off all over the building. He stated the association was that high-density draws more crime and he did not want that in his backyard.

Council members Ecker and Longanecker moved and seconded to approve PC 2025-06, Certified Proposal to Amend the Official Zoning Map for the City of Plymouth as presented. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Longanecker, Milner, Morrow and Starr

Councilman Opposed: Krathwohl

**CONSIDERATION OF PC 2025-06 BY
THE PLYMOUTH COMMON COUNCIL**

This matter comes before the Plymouth Common Council on the Plymouth Plan Commission's Certified Proposal to Amend the Official Zoning Map for the City of Plymouth. After certification, pursuant to Indiana Code § 36-7-4-608(b) and Indiana Code § 5-14-1-5-5, public notice was provided of the Council's intention to consider the Proposal at its regularly scheduled June 9, 2025 meeting. Said meeting was conducted and the Proposal has been considered pursuant to Indiana Code § 36-7-4-608, giving reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Plymouth, Indiana as follows:

Section 1. The Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth is adopted and, pursuant to Indiana Code § 36-7-4-608(f)(1)(B)(2), upon adoption, the Proposal takes effect as other ordinances passed by the Council

Section 2. Pursuant to Indiana Code § 36-7-4-610(c), a copy of the now adopted amendments to the Official Zoning Map for the City of Plymouth shall be map available for public inspection in the office of the City of Plymouth Clerk-Treasurer.

PA39ED AND ADOPTED this 9th day of June, 2025.


Robert Listenkemper, Mayor

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

PC 2025-06

**CERTIFIED PROPOSAL TO AMEND
THE OFFICIAL ZONING MAP
FOR THE
CITY OF PLYMOUTH**

Statement of Purpose and Intent

Wallick Asset Management LLC has requested the rezoning of a parcel located on W. Jefferson Street, Plymouth, IN 46563, Parcel No. 50-32-06-201-217.007-019, from I Industrial District to R-4 Multi-Family Residential District. This proposed amendment to the Official Zoning Map for the City of Plymouth was presented to the Plymouth Plan Commission and the matter was scheduled for a public hearing on Tuesday, June 3, 2025, 7:00 p.m. at the Plymouth Common Council Chambers, with notice of said hearing being published pursuant to Indiana Code § 36-7-4-604 and Indiana Code § 5-3-1 *et seq.* A public hearing on the matter was conducted on that date and time where, pursuant to Indiana Code § 36-7-4-605, the Plymouth Plan Commission voted 5-4 to deny the proposed amendment. However, because did not represent a majority of Plan Commission members, it resulted in no recommendation.

The purpose and intent of this document is to certify the proposed amendments to the Zoning Ordinance for the City of Plymouth to the Plymouth Common Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED, by the Plymouth Plan Commission, as follows:

Section 1. Pursuant to Indiana Code §§ 36-7-4-605, 608(b), the proposed amendment to the Official Zoning Map for the City of Plymouth is now certified to the Plymouth Common Council for consideration.

Section 2. The proposed amendment to the Official Zoning Map for the City of Plymouth is as follows:

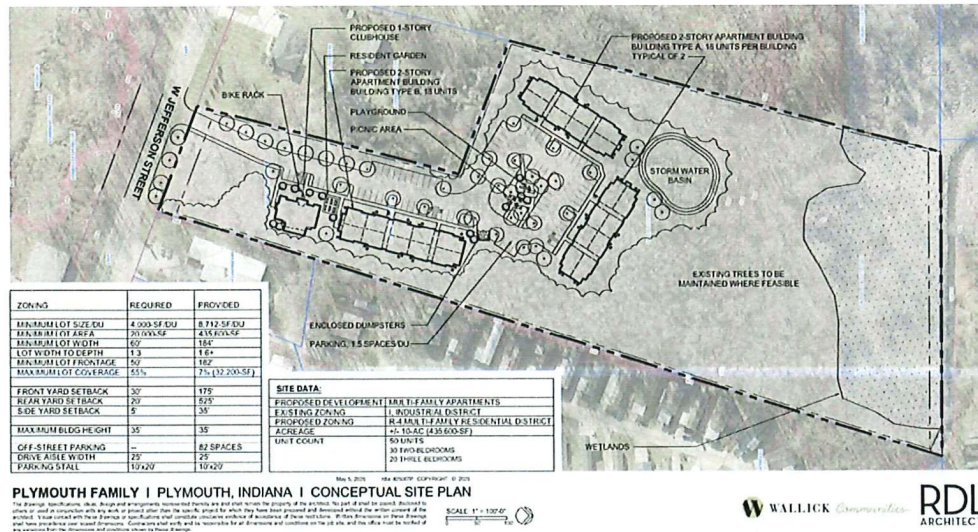
The parcel, containing approximately 10.53 acres and described more particularly on the attached Exhibit A, located on W. Jefferson Street, being Parcel No. 50-32-06-201-217.007-019, from I Industrial District to R-4 Multi-Family Residential District.

SO CERTIFIED, BY THE PLYMOUTH PLAN COMMISSION

**Exhibit A
Legal Description**

LOT 8 AS SHOWN ON STONE'S JEFFERSON STREET MINOR
SUBDIVISION RECORDED AS INSTRUMENT No. 202205018 WITH
THE OFFICE OF THE RECORDER OF MARSHALL COUNTY,
INDIANA.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND
RESTRICTIONS OF RECORD.



Plan Director Ty Adley introduced PC 2025-07, Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth. He read aloud the Plan Commission case as follows and presented his report.

PC 2025-07: Plymouth Plan Commission, 124 N. Michigan Street, Plymouth, IN 46563: An Amendment to the following:

Article 3 C-2 Downtown Commercial

Minimum Lot Size: from 0.5 acres to 1,200 square feet
 Minimum Lot Width: from 150' to 20'
 Minimum Lot Frontage: from 50' to 20'

Article 3 R-3 Traditional Residential

Permitted Residential Uses:
 Add: Two Family Residential
 Special Use Residential Uses:
 Remove: Two-Family Residential

He stated this was sent with a favorable recommendation 9-0.

Council members Krathwohl and Longanecker moved and seconded to approve PC 2025-07, Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth as presented. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow and Starr

Councilman Opposed: N/A

REGULAR SESSION, COMMON COUNCIL, June 9, 2025

**CONSIDERATION OF PC 2025-07 BY
THE PLYMOUTH COMMON COUNCIL**

This matter comes before the Plymouth Common Council on the Plymouth Plan Commission's Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth. After certification, pursuant to Indiana Code § 36-7-4-607(e)(1) and Indiana Code § 5-14-1.5-5, public notice was provided of the Council's intention to consider the Proposal at its regularly scheduled June 9, 2025 meeting. Said meeting was conducted and the Proposal has been considered pursuant to Indiana Code § 36-7-4-603, giving reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Plymouth, Indiana as follows:

Section 1. The Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth is adopted and, pursuant to Indiana Code § 36-7-4-607(e)(2), upon adoption, the Proposal takes effect as other ordinances passed by the Council.

Section 2. Pursuant to Indiana Code § 36-7-4-610(b), a copy of the now adopted amendments to the Zoning Ordinance for the City of Plymouth shall be printed and a copy thereof shall be located in the office of the City of Plymouth Clerk-Treasurer.

PASSED AND ADOPTED this 9th day of June, 2025

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 9th day of June, 2025, at 9:00 o'clock p.m.


Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 9th day of June, 2025


Robert Listenberg, Mayor

Minimum Lot Frontage:
• 60 Feet 20 Feet

Section 2. Zoning Ordinance, Article 3 Standard Zoning Districts Intent, Uses, & Standards; R-3 Traditional Residential District, Permitted Uses, shall be amended as follows:

- Residential Uses
- Accessory Structure
 - Child Day Care Services (in home)
 - Home Occupation
 - Manufactured Home – Type B
 - Modular Home
 - Single Family Residential
 - Two Family Residential

Section 3. Zoning Ordinance, Article 3 Standard Zoning Districts Intent, Uses, & Standards; R-3 Traditional Residential District, Special Uses, shall be amended as follows:

- Special Uses
- Assisted Living Facility
 - Group Home
 - Home Based Business
 - Two-family residential
 - Multi-Family Residential

Section 5. Pursuant to Indiana Code §§ 36-7-4-605, 607(c), after determining its favorable recommendation, the proposed amendments to the Zoning Ordinance for the City of Plymouth, set forth in the attachment, are now certified to the Plymouth Common Council for consideration.

SO CERTIFIED, BY THE PLYMOUTH PLAN COMMISSION

PC 2025-07

**CERTIFIED PROPOSAL TO AMEND THE ZONING ORDINANCE
FOR THE
CITY OF PLYMOUTH**

Statement of Purpose and Intent

On March 11, 2024, the Plymouth Common Council adopted a Resolution to Establish a Comprehensive Plan Advisory Committee. Since then, a subcommittee of the Comprehensive Plan Advisory Committee has been meeting regularly to review the Plymouth Zoning Ordinance and formulate recommendations for possible amendments to the zoning ordinance to achieve the goals outlined in the Plymouth Forward 2040 Comprehensive Plan.

The Zoning Subcommittee has received information from the Plymouth Planning Director regarding certain standards required by the Plymouth Zoning Ordinance that are inconsistent with the Plymouth Forward 2040 Comprehensive Plan. After review, the subcommittee recommends certain amendments to the Plymouth Zoning Ordinance. Based upon these recommended changes, the Plan Commission initiated this Proposal to Amend the Zoning Ordinance for the City of Plymouth, pursuant to Indiana Code §§ 36-7-4-601, 602, 603.

The Plan Commission scheduled a public hearing on the proposed amendments on Tuesday, June 3, 2025, 7:00 p.m. at the Plymouth Common Council Chambers, with notice of said hearing being published pursuant to Indiana Code § 36-7-4-604 and Indiana Code § 5-2-1 of say. At the public hearing, the proposal was discussed, with the Commission hearing input from Planning Director Ty Adley, and pursuant to Indiana Code § 36-7-4-605, the Commission voted to approve the proposed amendments to the Zoning Ordinance for the City of Plymouth, giving the proposed amendments its favorable recommendation.

The purpose and intent of this document is to certify the proposed amendments to the Zoning Ordinance for the City of Plymouth to the Plymouth Common Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED, by the Plymouth Plan Commission, as follows:

Section 1. Zoning Ordinance, Article 3 Standard Zoning District Intent, Uses, & Standards; C-2 Downtown Commercial District, shall be amended as follows:

Minimum Lot Area:
• .5 Acres 1,200 Square Feet

Minimum Lot Width:
• 150 Feet 20 Feet

Clerk-Treasurer Gorski explained that the city had received six donations: The first three donations in the amount of \$1,250.00/each from ARC Security LLC, Plymouth Kings Buffet Inc., and the Fraternal Order of Police 195 to be used for Police Vehicle Sponsorships. The next donations are all in the amount of \$1,000.00/each from Pregis Innovative Packaging LLC, Plymouth Kings Buffet, and First Federal Savings Bank to be used for the Mayor's Summer of Music. She asked if they wished to accept the donation with the restricted terms, conditions, and purpose attached to the donation. She added the donations would be receipted into the Monetary Gift Fund.

Council members Longanecker and Krathwohl moved and seconded to approve the donations as presented. The motion carried.

City Attorney Houin introduced Resolution No. 2025-1159, A Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an "Economic Revitalization Area" Pursuant to I.C. 6-1.1-12.1 et. seq. (Hoosier Racing Tire Corp.)

Greg Hildebrand of Marshall County Economic Development Corporation (MCEDC) stated this was a \$16.8 million investment into personal property. He stated this was the prequel or beginning of a larger expansion. He explained this machinery would go into service before the rest of the expansion with 447 jobs being retained. He stated there were no new jobs but that would be coming in future steps.

Council members Longanecker and Starr moved and seconded to approve Resolution No. 2025-1159, A Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an "Economic Revitalization Area" Pursuant to I.C. 6-1.1-12.1 et. seq. (Hoosier Racing Tire Corp.) as presented. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow and Starr

Councilman Opposed: N/A

RESOLUTION NO. 2025-1159

**A RESOLUTION OF THE CITY OF PLYMOUTH
DECLARING CERTAIN REAL ESTATE TO BE
WITHIN AN "ECONOMIC REVITALIZATION AREA"
PURSUANT TO I.C. 6-1.1-12.1 et. seq.
(Hoosier Racing Tire Corp.)**

WHEREAS, the State of Indiana has provided for personal property tax deductions for the rehabilitation or redevelopment of real property located in economic revitalization areas, as defined pursuant to Indiana Code § 6-1.1-12.1-1 et seq.; and,

WHEREAS, pursuant to Indiana Code § 6-1.1-12.1-2, the Common Council of the City of Plymouth may find that a particular area within the city is an economic revitalization area as contemplated by statute; and,

WHEREAS, Hoosier Racing Tire Corp. has petitioned the Common Council to find a certain tract of real estate to be declared an economic revitalization area as defined because the parcel has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of character of occupancy, and other factors which have impaired values and prevented the normal development of the property and its use; and,

WHEREAS, the Common Council of the City of Plymouth, after examining the application of Hoosier Racing Tire Corp., and after hearing evidence thereon has determined that the tract of real estate does in fact lie within the corporate limits of the City of Plymouth as described in the attached Exhibit "A", and the same should be designated an economic revitalization area in accordance with Indiana Code § 6-1.1-12.1-1 through and including Indiana Code § 6-1.1-12.1-6.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1. After considering the evidence presented at a public meeting on June 9, 2025:

- a. the estimates of personal property investment of \$16,800,000.00 is reasonable for projects of this nature; and,
- b. the estimated number of employment positions to be retained of 447 with the investment is a reasonable projection; and,

c. the estimated total compensation package of those individuals who will be employed within the economic revitalization area is reasonable; and,

d. the totality of the capital investment is sufficient to justify declaring the designated real estate an economic revitalization area and thereby authorizing deductions in accordance with state law.

Section 2. The real estate described in the attached Exhibit "A" is real estate within the corporate limits of the City of Plymouth, Indiana, and is hereby declared to be an economic revitalization area as defined in Indiana Code § 6-1.1-12.1-1, et. seq., and is therefore eligible for deduction from the assessed value of proposed real property improvements.

Section 3. The applicant's Statement of Benefits is hereby approved, subject to a confirmatory resolution, to be adopted by this Council after a public hearing.

Section 4. This declaratory resolution shall be submitted to a public hearing to be convened on the 23rd day of June, 2025 at 6:30 p.m. (or immediately after the Board of Public Works and Safety meeting on the same date) in the Council Chambers, City Hall, 124 N. Michigan St. (Garro St. Entrance, Second Floor), as provided by law.


Section 5. The Common Council's designation as an economic revitalization area the real estate described in Exhibit "A" shall terminate after a public hearing held by the Common Council in accordance with applicable law, if this applicant fails to substantially complete the proposed development or create and maintain the level of employment related benefits described in the Statements of Benefits. Hoosier Racing Tire Corp.'s City of Plymouth Application for Tax Abatement is incorporated herein by reference.

Section 6. The Clerk-Treasurer is hereby authorized and directed to make all necessary filings, to cause to be published all notices required by law, and to notify the appropriate officers of each taxing unit that has authority to levy property taxes in the geographical area within which the real estate described in Exhibit "A" is located, all as provided by state law.

PASSED AND ADOPTED by the Common Council this 9th day of June, 2025.

ATTEST:


Lynn M. Gorski, Clerk-Treasurer


Robert C. Styer, Presiding Officer

REGULAR SESSION, COMMON COUNCIL, June 9, 2025

EXHIBIT B - Legal Description and Map

A part of the Southeast Quarter of Section 31, Township 34 North, Range 2 East, City of Plymouth, Marshall County, Indiana described as follows:

Commencing at the Southwest corner of Lot No. 2 in PIDCO Industrial Subdivision, located in said Section 31; thence South 0 degrees 02 minutes 32 seconds East along the East line of PIDCO Drive a distance of 100.00 feet; thence South 89 degrees 59 minutes 31 seconds East 207.00 feet to the point of beginning; thence continuing South 89 degrees 59 minutes 31 seconds East 240.42 feet to the West line of the Whitley Products, Inc. parcel (recorded in Deed Record 1977, Page 424, Office of the Marshall County Recorder); thence South 0 degrees 00 minutes 19 seconds West 300.00 feet to the Southwest corner of said Whitley Products, Inc. parcel, on the North line of PIDCO Drive; thence North 89 degrees 59 minutes 31 seconds West along said North line a distance of 240.17 feet; thence North 0 degrees 02 minutes 32 seconds West 300.00 feet to the point of beginning.



City Attorney Houin introduced Resolution No. 2025-1160, A Resolution for Additional Appropriations.

Council members Longanecker and Starr moved and seconded to approve Resolution No. 2025-1160, A Resolution for Additional Appropriations. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow and Starr

Councilman Opposed: N/A

RESOLUTION NO. 2025-1160

RESOLUTION FOR ADDITIONAL APPROPRIATIONS

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget, now, therefore

Sec. 1. Be it resolved by the Common Council of the City of Plymouth, Marshall County, Indiana, that for the expenses of the having and the following additional sum of money is hereby appropriated out of the funds named and for the purpose specified, subject to the laws governing the same:

	AMOUNT REQUESTED	AMOUNT APPROVED BY FISCAL BODY
Fund Name: General - Financial Board Local Match		
Major Budget Classification: Other Svc & Charges	325,000.00	325,000.00
TOTAL for Other Services & Charges	325,000.00	325,000.00
Fund Name: General - City Properties Contract Svc		
Major Budget Classification: Other Svc & Charges	80,000.00	80,000.00
TOTAL for Other Services & Charges	80,000.00	80,000.00
Fund Name: General - City Properties Repair/Labor		
Major Budget Classification: Other Svc & Charges	17,000.00	17,000.00
TOTAL for Other Services & Charges	17,000.00	17,000.00
Fund Name: General - City Properties Acquisition		
Major Budget Classification: Capital Outlays	20,000.00	20,000.00
TOTAL for Capital Outlays	20,000.00	20,000.00
Fund Name: Rainy Day Fund		
Major Budget Classification: Capital Outlays	100,000.00	100,000.00
TOTAL for Capital Outlays	100,000.00	100,000.00
Fund Name: AIP 627 Reimbursement Grant		
Major Budget Classification: Capital Outlays	3,452,582.00	3,452,582.00
TOTAL for Capital Outlays	3,452,582.00	3,452,582.00
Fund Name: AIP 627 Reimbursement Grant		
Major Budget Classification: Capital Outlays	181,978.00	181,978.00
TOTAL for Capital Outlays	181,978.00	181,978.00
Fund Name: Local P.B. Hdg Match		
Major Budget Classification: Capital Outlays	663,403.00	663,403.00
TOTAL for Capital Outlays	663,403.00	663,403.00

Passed and adopted this 9th day of June, 2025

NAV

Attest:

Lynne M. Gorski
City Treasurer

REGULAR SESSION, COMMON COUNCIL, June 9, 2025

City Attorney Houin stated there was no update on ONE Marshall County.


Plan Director Ty Adley stated there was no update on the Comprehensive Plan Committees.

Council members Ecker and Longanecker moved and seconded to accept the following communications:


- Minutes of the Board of Public Works and Safety meeting of May 27, 2025
- June 9, 2025 Check Register
- May 27, 2025 Technical Review Committee Minutes
- May 27, 2025 Fire Pension Board Minutes
- April 7, 2025 Park Board Minutes
- May 5, 2025 Park Board Minutes
- April 1, 2025 Plan Commission Commission Minutes
- May 6, 2025 Board of Zoning Appeals Minutes

The motion carried.

There being no further business to come before the Council, Council members Longanecker and Milner moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 9:05 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Robert Listenberger, Mayor