

PLYMOUTH PLAN COMMISSION

June 3, 2025

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on June 3, 2025, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Randy Longanecker, Shiloh Carothers Milner, Beth Pinkerton, Linda Secor, Dan Sellers, Fred Webster, and Paul Wendel answering roll call who were physically present. Commissioners Mark Gidley and Angela Rupchock-Schafer were absent. Others present were Advisory Member Stan Klotz, 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.

Commissioners Webster and Eads moved and seconded to approve the minutes of the last regular meeting on May 6, 2025. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on May 22, 2025:

NOTICE OF PUBLIC HEARING

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on June 3rd, 2025, 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:

PC 2025-04: MICHAEL T AND JOYCE D RELOS REVOCABLE TRUST, 11772 Olive Trail, Plymouth, IN 46563: An Abatement of Development Standards to waive the requirement to install sidewalks, 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.

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.

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.

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

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, Plan Commission, May 22nd, 2025.

116
Legals

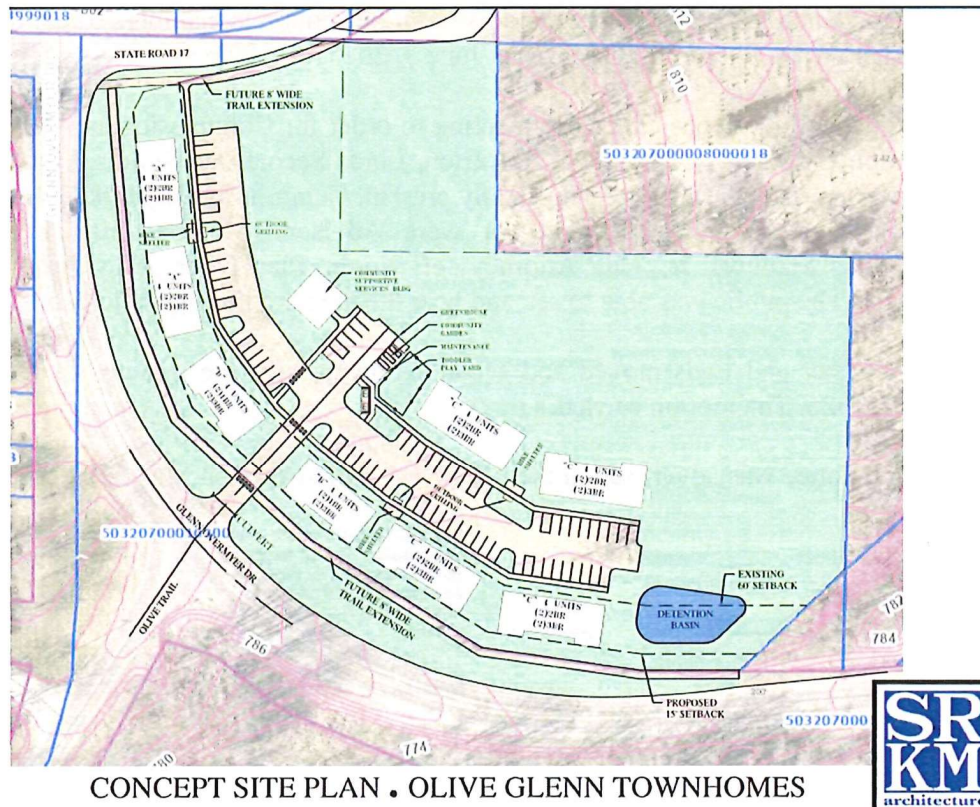
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Plan Director Adley reviewed the findings of fact and the request from the applicant. He shared the map below:

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Pinkerton asked Adley if he saw any problem with this.

Adley replied that he did not. He explained that it was similarly in line with what they had done with a couple businesses along Oak Drive and the Pidco Drive area.

Feece asked if they would be requiring sidewalks along SR 17 at some point.

Adley replied that the Oak Drive plan that was put together in 2023-2024 runs from US 30 south on Oak Drive all the way to the entrance of the hospital on the north side. He stated it was never extended down to that area but logically they would continue that pedestrian improvement south to begin encompassing some of the residential spaces that were down there including Autumn Trace around the corner.

Webster asked for clarification that they were putting a hold on the sidewalks until they were ready to put a shovel in the ground.

Adley replied that they would be putting a hold on the requirement for sidewalks.

Webster asked if they had a timeline.

Adley replied that it would be a time where they have a plan on the Oak Drive improvements for the pedestrian infrastructure.

Webster asked for clarification that it would align with the Oak Drive improvements. Adley agreed.

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Houin stated to clarify what was being proposed was exactly what they approved for Plumlee Dentistry's office. He stated because the city planned to extend a larger trail through that area that the owners would agree to provide any necessary easements or access to the property in exchange for the city constructing the future pedestrian improvements which would be a much wider trail than just a minimal sidewalk.

Webster asked if there were any timelines.

Houin replied that they did not have a timeline, but they had some preliminary designs. He stated they were working with the council to plan future projects and budgets and then identifying some grant opportunities so they could finalize the engineering and design work and get that on the schedule.

Longanecker asked if the city would be financially responsible for putting these sidewalks in.

Houin replied that was the proposal.

Wendel asked if this property was outside of the Oak Drive corridor.

Houin replied that the preliminary designs that they had run from US 30 south to the north drive of the hospital, so it was not far to extend it onto this property. He stated at the time the plans did not go this far as there was no proposal to develop this area, and it was currently outside the city limits. He stated it would be very simple to extend those plans a little further around the curve.

Wendel asked if there were some concerns with the State to make this to work by putting a sidewalk along SR 17.

Adley replied when they were dealing with the State Right-Of-Way (ROW) that they would often be in coordination with the State unless they were to receive the blessing from the property owner to wholly be on their property and not within the State ROW itself. He stated there would likely be communication with the Oak Drive improvements. He stated it was similar at the intersection of Oak Drive and Lake Avenue for making improvements as they would have to coordinate with the State to accomplish that. He stated north of that intersection they would be outside of the State's ROW and in city jurisdiction, which was a simpler process. He stated with additional parties it becomes more complicated.

Feece stated to not get excited about these sidewalks as they would not happen anytime soon. He stated his family built a business on Jefferson Street back in 1956 and they were incorporated into the city in 1957-1958 and they still do not have sidewalks on Jefferson Street. He stated this was not against anyone in this room but rather against the whole thing. He stated he would be ecstatic to see a sidewalk go in on Oak Drive.

Sellers stated if they made them put a sidewalk in that by city statutes it would have to be 5-foot-wide.

Adley replied that it would currently have to meet the development standards outline in Article 6 of the zoning ordinance so that was why they were here. He stated the only way to abate that requirement would be to go through the Plan Commission so they would have to meet all the standards associated with that. He believed it was a 5-foot-wide sidewalk.

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Webster asked if they had a dedicated ROW for the sidewalks yet.

Adley replied there was the existing ROW that could be a variable width ROW so that would be part of this additional ROW area that would be needed for the easement agreement.

Webster stated the problem with Oak Drive was getting the owner's permission to do something and asked what the thought process was behind all this.

Houin replied that one of the things Adley mentioned was when working around SR 17 that it would require them to work within the State's ROW and that takes additional coordination. He stated although they are developing a good relationship with INDOT, they may determine through the process that it would simply be easier to move onto the private property and not work in the State ROW. He stated part of this agreement would require that if they made that determination the property owner would grant any necessary easements so they could build them on the private property and not in the State's ROW. He stated he was unsure who's suggestion it was when they made the agreement with Doctor Plumlee's office, they also recorded a Memorandum of Understanding (MOU) of that agreement, so it was part of the public record and attached to the property. He stated they would do the same thing here.

Feece asked if the same thing was done for Langfeldt (Mr. Storage) and Beacon Credit Union.

Houin replied that he was not sure if anything was recorded.

Feece stated that nothing was recorded but they should be able to find them in the minutes.

Houin stated the only possible drawback to that was if nobody investigated the minutes then they would not see it, whereas if it was recorded through the County Recorder's office, they would discover the agreement any time a title search was done. He stated he would ensure that protection was in place.

Eads asked if there was any way to approach those property owners with a similar agreement.

Houin replied that they would only be able to do that with an agreement with the property owners so they could approach them and ask if they would be willing to sign a recordable agreement. He stated he could ask the Deputy Clerk-Treasurer to find those minutes but that was prior to his time as City Attorney so he was not aware of what they did.

Sellers asked if the city was proposing a wider trail than the normal sidewalk.

Houin replied that the ideal trail would be an 8-foot-wide multi-use trail.

Commissioners Webster and Eads moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

Commissioners Webster and Eads moved and seconded to close the public hearing. The motion carried.

Commissioners Webster and Milner moved and seconded to approve PC 2025-04 with the stipulation of a proposed pedestrian easement agreement between the property owner and the city with a recordable memorandum of understanding attached. The motion passed by roll call vote.

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In Favor: Eads, Milner, Pinkerton, Secor, Webster, and Feece

Opposed: Longanecker, Sellers, and Wendel

Absent: Gidley and Rupchock-Schafer

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.

Plan Director Adley reviewed the findings of fact and the request from the applicant. He shared the map below:



Sellers asked how long the property had been residential.

Adley replied that around 2008 the city went through a new zoning ordinance and rezoning.

George Holzwart (4589 Michigan Rd, Plymouth, IN 46563)

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Holzward stated he had a car lot on Jefferson Street. He stated he bought this property in the 1970's from Dick Brown and the whole thing used to be a car wash. He stated the only reason he found out the property was residential was when someone wanted to buy the property but he couldn't buy it as it was residential. He listed that it was always C-1 and his taxes reflected that it was commercial. He stated that he knew it had been since the 1970's as he used the property every single day. He stated he details his own cars for his car lot. He stated he never knew how the property came to be residential.

Webster stated he was not the first property this had happened to.

Commissioners Webster and Sellers moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

Commissioners Webster and Sellers moved and seconded to close the public hearing. The motion carried.

Commissioners Webster and Eads moved and seconded to approve provide a favorable recommendation of PC 2025-05 to the city council. The motion passed by roll call vote.

In Favor: Eads, Longanecker, Milner, Pinkerton, Secor, Sellers, Webster, Wendel, and Feece

Opposed: None

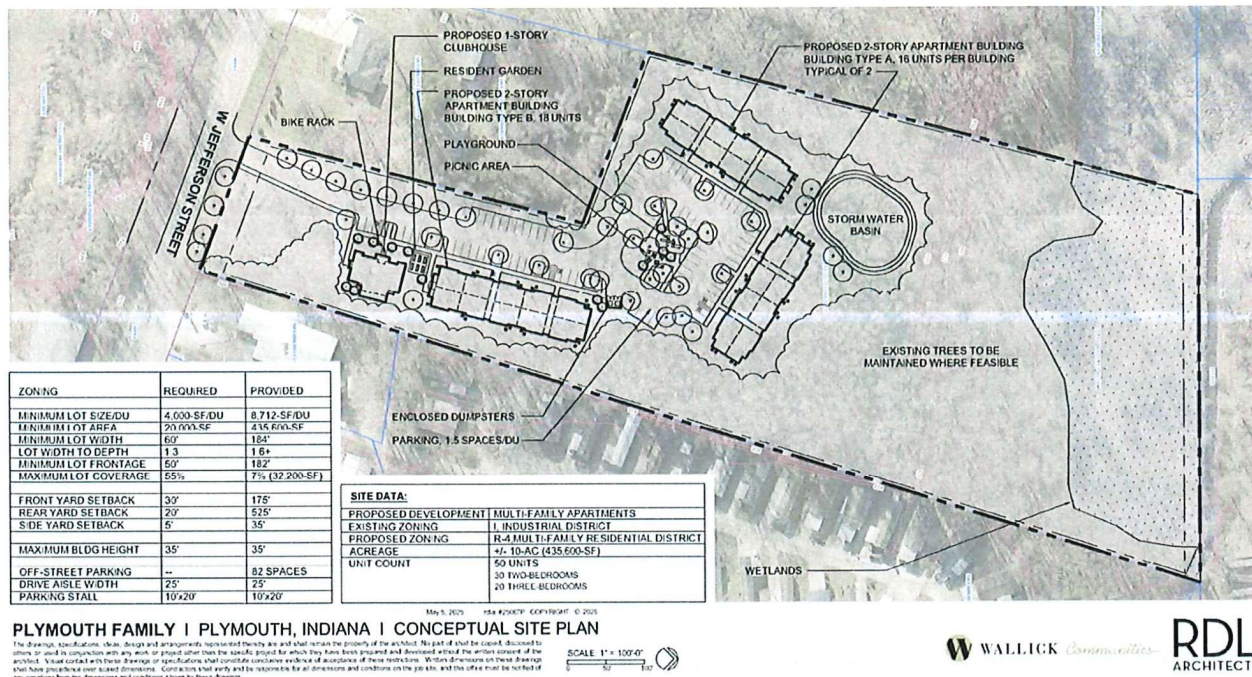
Absent: Gidley and Rupchock-Schafer

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.

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Webster asked if there would be two buildings.

Sara Ford (160 W. Main St, Suite 200, New Albany, OH 43054)

Ford replied that they were proposing three residential buildings and one separate community clubhouse building.

Webster asked how many people were expected to live there.

Ford replied that they had 50 2-3 bedroom units so it would depend upon how many people were to occupy a given unit.

Longanecker asked if this would be low-income or subsidized housing.

Ford replied that it was not subsidized but they would receive funding from the State Agency, which allowed them to construct a high-quality development and propose workforce housing at a discount to a market rate property. She stated that individuals who would be living there would pay their full rent and not be subsidized by the government in any way. She stated they would be serving those in the community who make up to 80% of the Area Median Income (AMI). She stated for a family of four that would be around \$75,000-\$80,000 so it would serve more of the workforce community throughout Plymouth. She stated this would be for individuals making anywhere from 30% AMI to 80% AMI so it would be a discount to a typical market rate property but the quality of the housing development would be market rate with construction costs ranging around \$11 million. She stated the reason they would be able to charge a little bit of a discounted rent as they receive equity from the State.

Webster asked what the cost would be per unit.

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Ford replied that total development costs would be around \$15 million and construction costs per unit would be around \$213,000 a door.

Webster asked for the square footage of each unit.

Ford replied that the total development was 32,200 square feet for the whole development.

Webster asked if there would only be one road in and out of the development through Lincoln Highway.

Ford replied in agreement and stated they were really early on in the development process so they were happy to take feedback on anything like that.

Webster stated that at \$200,000 a unit, at real estate standards, they would be looking at 1% a month which would be \$2,000.

Ford replied that their rents ranged anywhere from the 30% AMI at \$621 gross to their 80% three bedroom units at around \$1,400 gross.

Webster asked if water and sewer ran in front of the property so that they could tap in. Ford agreed.

Commissioners Webster and Pinkerton moved and seconded to open the public hearing. The motion carried.

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

Mr. Termunde stated he bought Roy Roush's old property back in July and they planned on retiring here. He stated they moved from Illinois to escape property taxes and found out that those were here as well as he was \$6,300 for a three bed, three-and-a-half-bath home, with it increasing next year to over \$8,000. He stated they moved here as it had the small-town feel and now, they were concerned. He stated the pictures provided in the staff report that night were old as all those trees were gone. He asked if any studies had been done about traffic because per state standards they could have over 300 people living there with 50 three-bedroom units. He stated with one road in and one road out, how would the traffic be? He stated he liked it currently how he was able to pull out and not have to wait too long to get to the corner and turn in typically one light. He feared those days would be long gone. He stated he had to pull out from a stone driveway so merging out into traffic that could potentially be full before and after work would be detrimental. He added those were some of his concerns, but he was only 300 feet from this proposed property so not seeing any plans or knowing what it would look like was a concern to him as well. He stated he managed nine mobile home communities, so he knew what the opportunities are, and they were not fun but rather extremely unpleasant. He listed safety, crime, and the number of people in one small 12-acre space would be a lot to deal with.

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

Mr. Lutton stated his property butts up to this property. He stated he was not in favor of this property by any means as he was afraid it would negatively impact his property value. He stated they had already dealt with a tremendous amount of noise from chainsaws running constantly for the last two months every Saturday and Sunday for the land clearing. He stated they had been woken up at six in the morning by the chainsaws. He stated he personally did not want to look out his back door and see apartment

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buildings. He stated from the zoning overlay map, this whole area was zoned industrial so if this was to go through, he asked if they would rezone all their properties to residential because he had jump through a ton of hoops to even purchase the home he was in now. He stated he had to go with the Building Commissioner so many times to write letters to even get this house bought as it was zoned Industrial. He stated this would negatively impact his property value and he did not want that to go down the drain as he had already put a lot of money into this property. He stated it was frustrating, and he did not want to see it here as there was plenty of other places inside the city that could be developed for other apartments. He stated they could find plenty of properties on Collins website or any of the other realtor websites. He asked how they planned to keep these people off his property. He stated there were apartments down the road where police were called constantly.

Wendel asked if it was Serenity Place.

Lutton replied that he was not sure, but it was the one that Ancon built. He stated there were no sidewalks there to get anywhere so the poor lady living there with the wheelchair had nearly been ran over multiple times. He stated it was not safe to cross there and there were no sidewalks there to lead up to them, so if his family wished to go on a bike ride, they had to ride down the road which was unsafe. He stated he was not sure if they were going to develop sidewalks, but it would be difficult as many businesses were completely paved down through there. He stated being a former Police Officer for Elkhart County, he knew what apartments brought and he did not want that around his property.

Longanecker asked if this stayed industrial, if he would be fine with truck traffic or anything like that driving in and out of there.

Lutton replied that they already dealt with that every day.

Webster asked if he had thought about rezoning his property to fit into the correct zoning.

Lutton replied that he had not yet as he had not had time.

Webster suggested he should consider that if he planned to resell that property.

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

Mr. Knepper stated he would be neighboring this project on two sides. He stated they had just moved here a little over a year ago from Crown Point where the crime was high to go back to a small town. He stated he loved it and never would have thought there would be apartments directly behind his lot and to the east of him. He stated just with the low-income apartments at 1804 W. Jefferson Street; there were three cops down there last weekend. He used the example above with Serenity Place as a similarity for what the crime rate would be at these new apartments. He stated as a property owner, he did not want people in his back yard snooping around. He stated if this project were to go through, he would ask the city and the developer to put up a privacy fence to the east and north of his property to seclude them from apartment life.

Ford explained that she wanted to speak about some of those points as she understood where the community members were coming from. She stated in terms of privacy; they would be open to exploring a fence if that would be the preference for the property. She stated with their site plan they tried to be mindful to tuck the community back as much as possible and leave a robust landscape buffer between

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the Windmill Park community and the single-family homes to keep it as tucked back as they could off the main road. She stated the apartment community down the street was a different population with that project being permanent supportive housing so it would be for individuals who would need a lot more support whereas their property would not serve that population. She explained it would strictly be independent families, and she wished to highlight that distinction. She stated that Wallick planned to be the long-term owner/operator of the asset, so they were not in the business of developing the property and then selling it. She stated they would be the owner/manager for 15-30 years so they really wanted to take pride in their community and work with the community to ensure they were managing it how it should be managed because they have a long-term stake in the community as well.

Webster asked where Wallick was based out of.

Ford replied that they were based out of New Albany, Ohio.

Webster asked for clarification that this property would remain on the tax rolls. Ford agreed.

Mr. Knepper asked if they looked into manufactured homes instead of apartments.

Ford replied that they did not look into that as it was not typically their wheelhouse, so they were proposing walk up style buildings.

Mr. Knepper stated as a property owner surrounding this project, that would be his proposal. He stated with a manufactured home; you would have actual residents here in the community rather than those who would be running and leaving. He stated the turnover rate, and crime was high with apartments.

Ford stated that she appreciated his input. She referenced a photo that Longanecker asked about and highlighted the point that this proposed project would be two-stories. See photo below:



****Please note the proposed project will be two-stories***

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

Mr. Keiser stated he had lived on the property since 1995 and lived in Plymouth his whole life. He stated he appreciated the opportunity to voice their opinions and concerns that night. He stated his concern stemmed from being the only property there since 1995 and everyone building around them. He added that he loved all his current neighbors. He stated his concern was that they had a great deal of peace and security with their kids growing up there. He believed he could stand for most people in this room with concern about someone building a two-story building in their backyard. He believed everyone would be here talking about it. He stated the concern is security because more people bring in more problems. He stated he was concerned about the security and intrusion into the woods with Lutton's and Knepper's.

Mr. Termunde stated it was nice that they were not proposing manufactured homes on the property as those would be of lower value.

Adley read aloud the letter from Mr. Knepper who spoke earlier. See the letter below:

From: Eric Knepper <knepper_13@icloud.com>
Sent: Tuesday, June 3, 2025 4:37 PM
To: Plan Director <plandirector@plymouthin.com>
Subject: Re: Youtube Link for Viewing

Hello Ty,

Thank you for taking my call this afternoon.

Again, my name is Eric Knepper and wife's name is Kara Knepper we are the residents of 2280 W Jefferson Street Plymouth In 46563. We are neighboring the Stones project for the apartments. We are NOT in favor of this project to be put in place but if it is approved we want to be good neighbors to the project. With that being said I ask that the following questions be address at the meeting tonight June 3,2025. Below are our questions that we would like to be addressed.

1. We as current residents/boarding the project are requesting a privacy fence to be placed on the projects (West & South Property Line) and the residents of 2280s (East & South Property Line) to accommodate both parties privacy.
2. What is the anticipated start date of construction?
3. What is the expected completion date?
4. What impacts should the neighboring residents expect?
5. How will the impacts be mitigated?
6. Will the project have sufficient on-site parking to meet the parking needs without relying on overflow into the adjacent neighbors property.
7. Is the city of Plymouth/developer willing to meet and work with the surrounding neighbors on any concerns that are expressed in this meeting.
8. Have manufactured homes been considered for this development for housing that would be affordable? If not, why not?
9. What is the target price for rent for the units?
10. If occupancy is not met for luxury style apartments, Is there a possibility of all units becoming low income apartments?
11. How can we ensure that these units will remain luxury rather than low income like (1804 W Jefferson St) what will be set in place by the city of Plymouth?
12. How as the city of Plymouth can you ensure that the crime rate will remain low as apartments are seen with the highest crime compare to other living quarters.
13. What plans have been discussed in regards to sidewalks? (Will these only lead into town to the East)

Again we are asking that our concerns are read at the meeting as we will be attending via zoom due to the birth or our twin babies.

Thank you,

Eric & Kara Knepper

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

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Mrs. Keiser stated the thing that nobody has mentioned yet was the traffic. She stated she was a runner and there was a lot of traffic now. She stated when you reach where those apartments are and where the pawn shop was that everyone reaches 50 mph when it was marked 30 mph. She explained they proposed 50 units with 2-5 people living in each unit pulling out of that parking area with the traffic already crazy there. She stated it would become horrible there and that needs to be considered. She explained that they were not even aware until this meeting that their home was zoned industrial now so they couldn't even move if they wanted to.

Commissioners Webster and Longanecker moved and seconded to close the public hearing. The motion carried.

Webster asked if there were any traffic studies done on that road for the number of vehicles.

Adley replied from the traffic standpoint they were in the middle of an engineering assessment running from corporate limits east to west on Lincoln Highway/Jefferson Street. He stated they were looking into what traffic impacts look like and what different improvements/options were available within those spaces.

Webster asked if this was in conjunction with the Oak Drive/ US 30 Corridor.

Adley replied that it was not a part of it, but it was adjacent to it. He stated it was an engineering assessment that the council approved funding for FY 2025 earlier this year in the first quarter, so they were in the middle of that study. He added that Michiana Area Council of Governments (MACOG) did do traffic studies in terms of traffic counts where they could pull that data up and look back on different years all throughout the city on different roadways.

Wendel stated when they received the agenda that he was not aware that this project was underway already.

Adley replied that it was not.

Wendel asked about the clearing of land. He stated he came unprepared for what was proposed that night as he thought it would just be a rezoning.

Adley replied that they were only here for a rezoning and not for approval of this development plan or anything along those lines. He stated this would still be a recommendation to the city council as the city council makes the final determination on whether it changes from I, Industrial to R-4, Multi-Family Residential. He stated as far as the progress on what they were doing currently, the property owner was free to use the property as they wished. He stated if there are trees on your property that you have the ability to log them.

Longanecker asked if this was in the two-mile zone or within the city limits.

Adley replied that this was within the city corporate limits. He stated this was right on the west hand side.

Longanecker asked for clarification that this property would not be annexed.

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Houin replied in agreement and there were already city utilities there.

Feece stated as it stands with it being Industrial that there were a lot of options for the property that could go in there without going before the Plan Commission. He stated if he so desired, he could put a body shop, used car lot, etc.

Adley stated that for a normal project, you would go out get a loan and hire a contractor for construction. He stated for a project like this, however, this project needed additional approval as they were going before the State for additional money. He explained they would either start or not, in relationship to State funding. He added they could still move forward with the project, but they do not always move forward without the additional funding mechanism if they are relying on that funding.

Feece stated he was trying to comment that there were a lot of worse options that could go on that property as it stood. He stated they could build bathtubs there and have fiberglass floating around.

Webster added that he believed Industrial allowed a gentleman's club if he was not mistaken. He believed a special exemption was required.

Pinkerton asked for a simple explanation of what their job was so everyone was aware of what was being asked of them.

Adley replied that at the end of the day they would be making a recommendation to the city council, and they have no final authority on this case whatsoever. He stated the city council could take their recommendation completely unbinding and go the exact opposite direction if they choose. He stated the decision made that night would be regarding the five decision criteria laid out by Indiana Code and the considerations of the adjoining property owners.

Webster asked if this would be on the agenda for the next city council meeting.

Houin replied that they anticipate that it would be on the city council agenda next Monday, June 9th.

Adley replied that if this becomes tabled, then it would be pushed back a month.

Wendel stated that he would like to go out and look at this property himself so he could see exactly what was going on. He stated he did not believe that anyone on this board knew that this was in the motions.

Ford wished to clarify that they had not started anything, and they would not start any construction until Summer of 2026. She stated they had not even applied for any funding yet. She stated if there was any clearing that it would not be related to their development.

Mr. Termunde asked why it needed to be rezoned to R-4 when there were other residential zoning options. He stated R-4 allowed for higher density so they could put in as many as they wanted for the space.

Adley replied that was what the request was.

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Commissioners Wendel and Milner moved and seconded to table PC 2025-06 until their next meeting. The motion failed with no majority vote 5-4.

In Favor: Longanecker, Milner, Pinkerton, Secor, and Wendel

Opposed: Eads, Sellers, Webster, Feece

Absent: Gidley and Rupchock-Schafer

Adley stated since the motion failed to reach majority of six that they would have to present a new motion. He stated the motion to table failed 5-4.

Commissioners Longanecker and Wendel moved and seconded to provide an unfavorable recommendation of PC 2025-06 to the city council. The motion failed with no majority vote 5-4.

In Favor: Longanecker, Milner, Pinkerton, Secor, and Wendel

Opposed: Eads, Sellers, Webster, Feece

Absent: Gidley and Rupchock-Schafer

PC 2025-06 was sent to the city council with no recommendation.

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

Plan Director Adley presented the following proposed amendment to the Plan Commission.

Commissioners Sellers and Wendel moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

Commissioners Longanecker and Milner moved and seconded to close the public hearing. The motion carried.

Commissioners Longanecker and Wendel moved and seconded to provide a favorable recommendation of PC 2025-07 to the city council. The motion passed by roll call vote.

In Favor: Eads, Longanecker, Milner, Pinkerton, Secor, Sellers, Webster, Wendel, and Feece

Opposed: None

PLYMOUTH PLAN COMMISSION

June 3, 2025

Absent: Gidley and Rupchock-Schafer

Other Business:

Webster asked if the two properties they discussed on North Street were taken care of. Manuwal agreed.

Feece asked if the resident in the two-mile zone who was parking out in the right-of-way had been resolved.

Manuwal replied that he had contacted the County Highway Department about that with no response. He stated with it being outside the city limits the county would have to tag it.

Webster asked Stan Klotz to investigate it. Klotz agreed that they would look into it.

With there being no other business to come before the Commission, Commissioners Webster and Wendel moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 8:20 p.m.



Kyle Williams, Recording Secretary