

PLYMOUTH PLAN COMMISSION

July 1, 2025

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on July 1, 2025, at 7:03 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Shiloh Carothers Milner, Linda Secor, and Paul Wendel answering roll call who were physically present. Commissioner Mark Gidley attended virtually. Commissioners Randy Longanecker, Beth Pinkerton, Angela Rupchock-Schafer, Dan Sellers, and Fred Webster were absent. Others present were Advisory Member Stan Klotz, Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, and Plan Director Ty Adley. The public was able to see and hear the meeting through Microsoft Teams and streamed live at <https://www.youtube.com/@CityofPlymouth>.

Commissioners Eads and Milner moved and seconded to approve the minutes of the last regular meeting on June 3, 2025. The motion carried.

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

NOTICE OF PUBLIC MEETING

The Plan Commission of the City of Plymouth, Indiana will hold a meeting on July 1st, 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 2025-08: HABITAT FOR HUMANITY OF MARSHALL COUNTY INC, PO Box 524, Plymouth, IN 46563: An application for Preliminary Subdivision of Neidlinger Park 1st Section Lots 38-40 and the park, on parcels

50-42-92-304-730.000-019, 50-42-92-304-731.000-019, 50-42-92-304-732.000-019 and 50-42-92-304-733.000-019, located on Dora Lane, Plymouth, IN 46563, zoned R-3, Traditional 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.

If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.

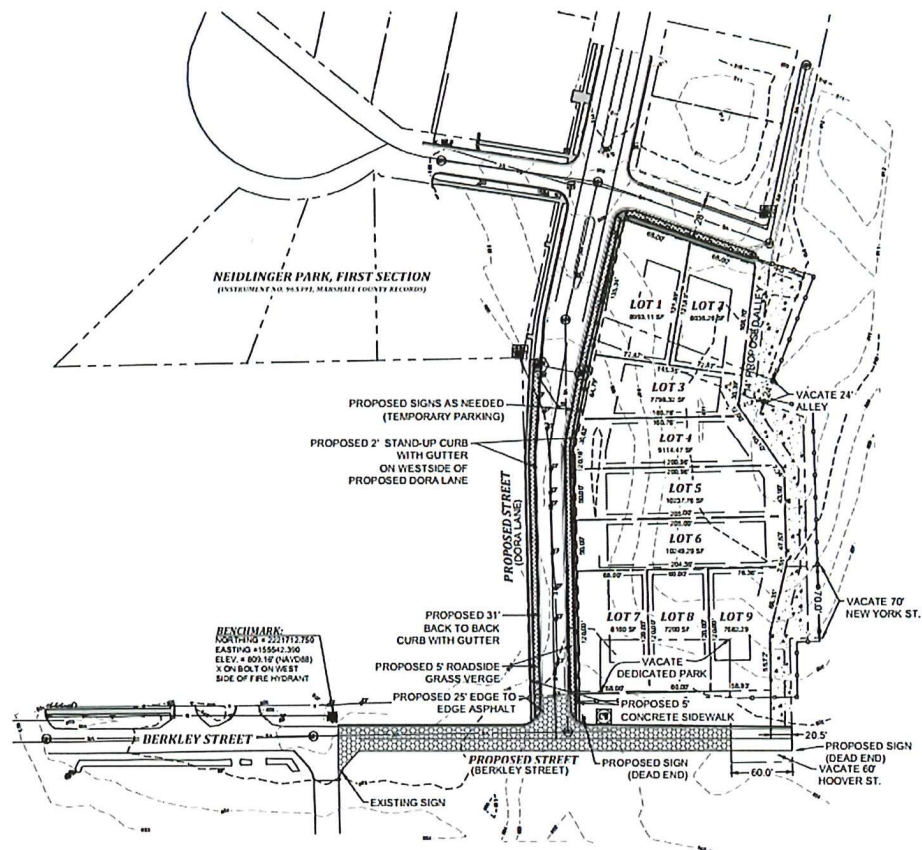
Kyle Williams, Recording Secretary, Plan Commission, June 20th, 2025.

PC 2025-08: HABITAT FOR HUMANITY OF MARSHALL COUNTY INC, PO Box 524, Plymouth, IN 46563: An application for Preliminary Subdivision of Neidlinger Park 1st Section Lots 38-40 and the park, on parcels 50-42-92-304-730.000-019, 50-42-92-304-731.000-019, 50-42-92-304-732.000-019 and 50-42-92-304-733.000-019, located on Dora Lane, 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:

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Adley stated there was no public hearing associated with this request but simply a meeting to determine if this meets the intent of the subdivision ordinance.

Feece asked what right-of-way they were doing away with. He asked what the original intent of this area was to begin with.

Adley replied that the original intent of Neidlinger Park was to be a mixed-use development where it would have a mixture of residential and commercial retail uses. He stated that it had changed since because when this was originally platted, it was prior to closure of 9A Road and US 31. He stated that adjustment had an impact on the ability to provide additional commercial development spaces in that section. He stated there had been an interest in redeveloping that parcel and the PUD designation was adjusted when the city underwent a mass rezoning. He stated since the PUD was no longer available, the lot sizes and layouts no longer meet or make logical sense for residential development, so they were adjusting those lot lines to better meet those residential capabilities and meet those lot sizes. He added they were wanting to make the road "T" at Dora Lane and Berkley Street for the potential of future development to the east.

Bernie Feeney (1405 N. Michigan Street, Plymouth, IN 46563)

Feeney stated he was with Wightman Associates and what they were doing was taking lots in the PUD that used to exist out there and converting them into a maximum of nine residential lots. He stated they would come back and close up some of the streets shown on the previous PUD. He stated they were

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platted but they had never been improved. He listed New York Street as one of them and an alley that needed to be vacated as well. He stated both Illinois and Berkley Streets could be extended over to the far east property line and they had made provisions for that. He stated Dora Lane would extend down to the far south of the property in front of the apartment buildings. He stated in discussions with City Engineer Dan Sellers, that they had agreed on a modified plan from what was originally proposed for Dora Lane going to the south to provide sidewalks and tree lawn on both sides, along with adequate width for the street. He believed they were in good shape as far as the City Engineer was concerned.

Wendel asked if the building schedule came down to when a developer wanted to build. He asked if it was similar to other Habitat projects with one being built per year.

Dean Byers (1708 Westgate Avenue, Plymouth, IN 46563)

Byers stated he was the Executive Director of Habitat for Humanity for Marshall County. He stated this would be a similar project that they had to give up four-five years ago. He referenced the grant from Indiana Housing Community Development to build ten homes in three communities and when the pandemic hit they had to give up the grant. He stated they would try for that grant again but the other option would be to sell it to a developer. He explained it would not be traditional Habitat for Humanity homes in that area as they do not plan to do that. He stated it would be similar to the Harrison Street project beyond the trailer park that they did several years ago.

Feece asked if this was all dependent upon whether they receive grants or not.

Byers replied that they were joined by St. Joseph County and Elkhart County Habitat for Humanity's to apply for READI funds for development. He listed that St. Joseph County planned to get rid of a trailer park, Elkhart County wanted to develop farm land, and Marshall County wanted to develop Dora Lane. He stated they were proposed to get \$379,000 but they were waiting on READI funds to be released.

Commissioners Eads and Wendel moved and seconded to approve PC 2025-08 as presented. The motion passed by roll call vote.

In Favor: Eads, Gidley, Milner, Secor, Wendel, and Feece


Opposed: None

Absent: Longanecker, Pinkerton, Rupchock-Schafer, Sellers, and Webster

Comprehensive Plan Update / Other Business:

Adley stated they were continuing to make progress at the Zoning Subcommittee and continued to work on updates they wish to bring to a future meeting. He stated the easier items had already been addressed and they had gotten to the stage where it would be longer between changes.

With there being no other business to come before the Commission, Commissioners Wendel and Eads moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:23 p.m.



Kyle Williams, Recording Secretary