

PLYMOUTH BOARD OF ZONING APPEALS

July 1, 2025

The Plymouth Board of Zoning Appeals met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on July 1, 2025, at 7:32 p.m.

Board Vice-President Paul Wendel called the meeting to order for Board members Jack Garner, Mark Gidley, and Brandon Richie. Board President Art Jacobs arrived at 7:38 p.m. due to a fire call at Lincoln Junior High School. Alternate Linda Secor was in attendance but not needed. Alternate Megan Rogers was absent. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, 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>.

Board members Garner and Richie moved and seconded to approve the minutes of the regular session of June 3, 2025, as presented. The motion carried.

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

NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on July 1st, 2025, at 7:30 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:

BZA 2025-12: SHREE NARAYAN LLC, 4192 S. 150 W. LaPorte, IN 46350: A Variance of Development Standard request to allow one additional sign over the ordinance maximum on parcel 50-42-92-101-274.000-019, located at 2124 N. Michigan Street, Plymouth, IN 46563, zoned C-3, Corridor Commercial District.

BZA 2025-13: ANGIE TURCIOS, 13288 Nutmeg Trail Plymouth, IN 46563: A Variance of

116 Legals

Use request to allow the conversion of an accessory structure into a duplex on parcels 50-32-93-303-614.000-019 and 50-32-93-303-613.000-019, located at 338 Conger Street, Plymouth, IN 46563, zoned R-3, Traditional Residential District.

BZA 2025-14: JLM Rental LLC, 1212 W Jefferson Street Plymouth, IN 46563: A Variance of Development Standard to allow two additional signs over the ordinance maximum on parcel 50-32-05-102-198.000-019, located at 1212 W Jefferson Street, Plymouth, IN 46563, zoned C-1, General Commercial District.

Information on these matters may be obtained at the office of the Clerk-Treasurer, 124 N. Michigan St., Plymouth, IN, and telephone #574-936-2124. Written objections to the proposal filed at the Clerk-Treasurer's office will be considered and oral comments will be heard. The hearing may be continued from time to time as may be found necessary.

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

Kyle Williams, Recording Secretary, Board of Zoning Appeals, June 20th, 2025.

June 20, 2025 PN366154 hspaxlp

BZA 2025-12: SHREE NARAYAN LLC, 4192 S. 150 W. LaPorte, IN 46350: A Variance of Development Standard request to allow one additional sign over the ordinance maximum on parcel 50-42-92-101-274.000-019, located at 2124 N. Michigan Street, Plymouth, IN 46563, zoned C-3, Corridor Commercial District.

Plan Director Adley reviewed the findings of fact and the request from the applicant. See the applicant's letter of intent below.

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This is Vatsal Patel writing for the Variane From Development Standards regarding the Signage for 2124 N. Michigan St. We are required from the Dunkin brand to have a minimum of five signs for their nextgen model. We intend to have the brand minimum signage requirements so the store stays compliant to their standards. The city has a maximum limit of four signs.

Thank you,
Yatsal Patel
Yatsal Patel



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

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There were no comments at that time.

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

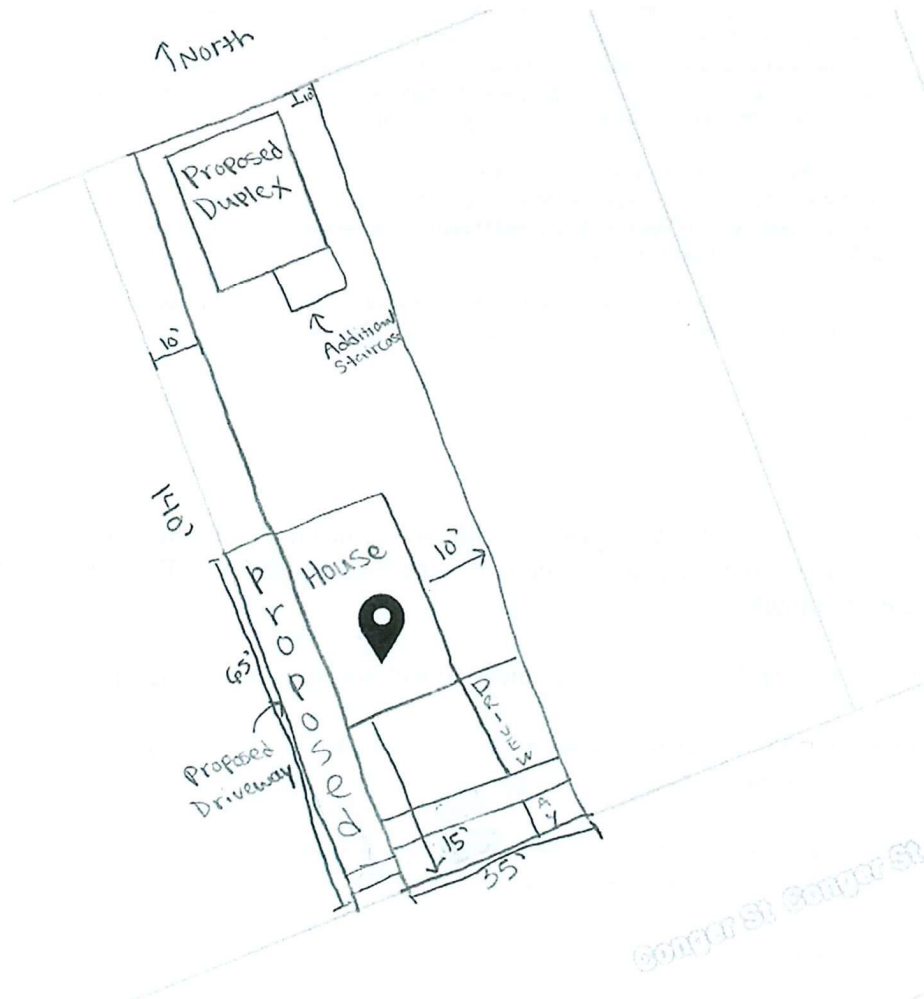
Board members Richie and Wendel moved and seconded to approve BZA 2025-12 as presented. The motion passed by roll call vote.

Yes: Garner, Gidley, Richie, Wendel & Jacobs

No: N/A

BZA 2025-13: ANGIE TURCIOS, 13288 Nutmeg Trail, Plymouth, IN 46563: A Variance of Use request to allow the conversion of an accessory structure into a duplex on parcels 50-32-93-303-614.000-019 and 50-32-93-303-613.000-019, located at 338 Conger Street, Plymouth, IN 46563, zoned R-3, Traditional Residential District.

Plan Director Adley reviewed the findings of fact and the request from the applicant. See the applicant's letter of intent below.



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I&A Home Solutions LLC
13288 Nutmeg Trl
Plymouth, IN 46563
6/12/25

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

RE: Letter of Intent - Use Variance Request for 338 Conger St.

To the Board of Zoning Appeals:

On behalf of I&A Home Solutions LLC, we respectfully submit this Letter of Intent to request a Use of Variance for the property located at 338 Conger St, which is zoned R-3.

We are requesting approval to convert an existing accessory structure—a detached pole barn/garage—into a two-unit residential duplex. The main house on the property is already being rented and will remain unchanged. The proposed duplex conversion will include interior renovations to create two independent residential units, the addition of an exterior staircase to provide a private entrance to the second unit, and the construction of a new driveway to ensure adequate off-street parking for future tenants.

The current zoning ordinance does not permit this use; however, the pole barn is physically separated from the main house and is well-suited for residential conversion due to its size, structure, and location on the lot. Granting this variance would allow for the productive, code-compliant use of an existing structure while helping meet local housing needs in a way that is consistent with the character of the surrounding neighborhood.

This request aligns with the goals outlined in the City of Plymouth's comprehensive plan, particularly the objective of expanding housing options through the efficient use of existing structures and infill development. All proposed improvements will comply with applicable building, safety, and zoning regulations.

We appreciate your time and consideration and have included the completed application, proposed site plan, findings of fact, and supporting materials for your review.

Sincerely,

Angie Turcios
I&A Home Solutions LLC

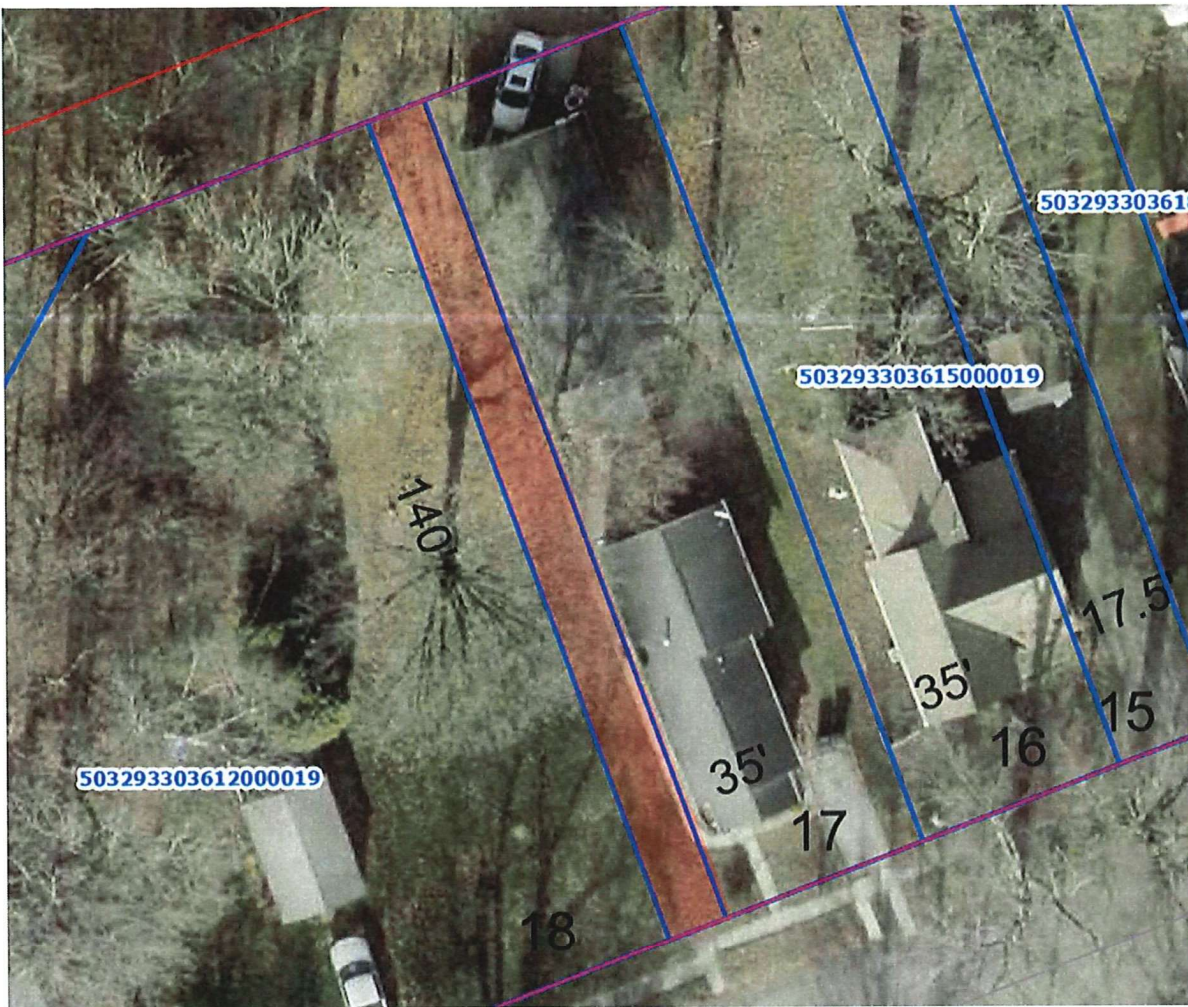
Jacobs wished to clarify that they were friends with the applicant as they were neighbors but they had no business dealings together. He wanted to be sure there was no conflict as he was friends with everyone in Plymouth.

Adley asked if he was capable of making an independent decision. Jacobs agreed.

Houin stated as long as there was no pecuniary interest then there was no conflict that would require him to abstain from this.

There was a lengthy discussion regarding the ownership of the property where the proposed driveway would be located, along with the width of the property, whether it was 5' or 10' wide. It was recommended that a survey be taken in the future to address this concern if necessary. See referenced property below.

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Richie asked what safety issues there were due to accessibility as referenced in Adley's report.

Adley replied that it was a really tight lot and accessibility to that rear structure was on a dead end tight alleyway. He stated that alley also had a fence come up to an intersecting alley within that space so being able to get in and out safely would be an issue.

Richie asked if someone were to go down that alley, where the turnaround would be to get out of that alley.

Adley replied that there currently was not so you would have to back up the entire way.

Jacobs asked if he believed that multiple people living at one address would cause an issue for space. He asked if cars would be a problem.

Adley replied that with the smaller roadway it raises concern for parking spaces and emergency personnel. He stated that a duplex was not a bad option in relationship to the city but not all lots are created equal. He stated there was a parking space for the front lot but if there was to be additional parking for that unit, it would be on the road itself.

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Richie asked if the space between the other building and the house was enough to add a drive.

Adley replied that they proposed an additional driveway going up to the house but when you have two separated units it would be uncommon to stack one another with parking as one was independent from the other.

Richie stated that the current tenant used the driveway on the right side of the house, and then there was a spot in front of the house, and a spot in the back of the house. He listed there were three spots there.

Adley explained that was reliant upon a single vehicle household.

Jacobs added that most houses were two-vehicle today.

Adley stated he was not sure off the top of his head the requirements for residential parking units.

Gidley asked if they were to deny this, based upon staff's recommendation, how quickly they would be able to come back with a new application.

Adley replied that they could come back the following month.

Jacobs asked if they could modify the request to only allow for one family instead of a duplex.

Adley replied that they were applying for a duplex currently and that by applying for a single unit it would be a different use. He stated when you apply for a specific use, it would only apply to that use.

Jacobs asked if they deny this tonight and they work to figure out parking, would they be able to repetition the request.

Adley replied that they could provide a more revamped application to come around under the same initial proposal but where it comes into play was that year where you cannot apply again for the same proposal. He stated that rule was only if nothing was changed.

Richie asked if the alley could be used as a private driveway if it dead ends.

Houin replied that they would not be able to park in a public right-of-way. He stated by ordinance it was not permitted.

Gidley asked Manuwal if he was provided any plans at all or just the drawing.

Manuwal replied that the property owner came in because when they purchased the property, someone had already started converting the building into an apartment. He stated when the new property owner went in, they realized the staircase currently inside was not up to code so they wanted to bring it outside and bring it up to code to make more room inside. He stated when he showed up at the property he was surprised what was going on as the city did not currently allow

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Accessory Dwelling Units (ADU) so they had to file for a variance. He stated, from his understanding, was that it was only going to be one unit and when the application came in, it was two units.

Garner stated it was discussed about changing the zoning for ADU's. He asked if there was positive attitudes towards changing that.

Adley replied there was an interest from the Comprehensive Plan Zoning Subcommittee on having those conversations about allowing ADU's. He stated the largest decision would be about how to implement it with conditions as there were different factors in relationship to building code and connections to utilities that need to be addressed. He stated there was a separation aspect when you start talking about unit to unit as you cannot run utilities from one unit through another.

Richie asked if there was enough room between the two units for a driveway.

Adley replied that they would also have to contend with impervious coverage maximums and it was already close to that 55% maximum.

Garner asked if there was any concern about flooding in this location.

Houin replied that it was not in the flood zone.

Jacobs clarified the options available to the applicant if this case was denied.

Angie Turcios (13288 Nutmeg Trail, Plymouth, IN 46563)

Turcios stated initially they wanted the one unit and thought about an additional unit in the future. She stated they probably should have stayed at one unit after listening to the discussion. She stated this was already existing when they purchased the property so their main concern was getting it up to code. She appreciated the guidance on the next steps. She stated they planned to get a survey to see exactly where their property was for the driveway so they would like to table this until they had more discussions with staff regarding options.

Gidley asked if that was their preference to table this request.

Turcios replied that it was as they want to try for one unit currently.

Jacobs asked Adley what his thoughts were.

Adley replied that it may be best for them to withdraw the current application and reapply for a new application with the new use. He stated he still recommended going through with the public hearing portion of the application should anything new be brought to their attention so it can be addressed.

Wendel asked if the proposed duplex was 20 x 40. Mr. Turcios agreed.

Gidley asked when they purchased the property.

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Turcios replied that they purchased the property in February.

Gidley asked if they got a survey then. Turcios disagreed. Gidley asked if they were sure where the property lines were for the existing home.

Turcios stated they had a good idea for the main parcel but the second parcel was the one where they plan to get a survey. They agreed that it would have to be surveyed.

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

George Keller (410 Conger Street, Plymouth, IN 46563)

Mr. Keller stated he had lived at this property for about 21 years now and he wanted to address how they ended. He questioned how many shots they had to change the request.

Jacobs replied that there is a code of conduct they had to follow.

Mr. Keller stated that was very odd. He stated he did not believe it was fair and that this request was self imposed as their intention was to build something that did not belong in their neighborhood. He stated he hadn't ever thought to put a fence over there but it was not fair to come over and put a duplex in someone's backyard. He explained that they said this was originally built as a residential dwelling but it never was and had always been a pole barn. He stated it would definitely impact the value of his house because nobody would want to move in next to a duplex, especially with where their driveway was proposed.

Jacobs asked if he had checked with a realtor to see if this would impact the cost of his home.

Mr. Keller replied that he did not check with a realtor but logically anyone would choose the alternative.

Garner asked what side of the property he was on.

Mr. Keller replied that he was on the west side of the property. He stated when the investor first came over to introduce himself that it was explained that they did not plan on doing this to the property. He stated he was aware the property had been being misused by the neighbor prior. He stated they continued to work on the property but that was their business and they could do what they like. He stated he just didn't understand how they could allow that lot size as it was way too small to have three single family homes on it. He stated for the alley, he owns triangle sized lots that come off that alley and into his other properties so he was concerned about people parking there and blocking him. He stated his other concern was that the western parcel was only five feet wide and it was developed because they found that there was no access on one side of the house. He believed this was done to several properties where they provided those property owners with space to walk around their house. He believed this would substantially affect his quality of life living there as a 10 foot driveway would not fit on a 5 foot driveway.

Wendel stated once it was surveyed, then that would tell them what it was.

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Mr. Keller stated the other concern was that they were looking for something unique or peculiar about the property to justify the request but he did not see anything peculiar as it was a detached garage similar to everyone else in the neighborhood. He stated the only peculiarity was that it would not fit three residences. He stated that he did not feel as if you could self impose a hardship to change a zoning ordinance and this was not someone who would be living there but instead a investor who would be gone and leave the neighborhood to deal with whatever happens on that property. He stated it had been a single-family home for over 100 years and he sees no reason to change that as their neighborhood and street were already congested as the lots were generally 35 feet wide. He stated it was wrong for them and the character of the neighborhood and once one starts, they would have more. He stated for ADU's, the State did allow for ADU's with their own rules that applied to people who reside at their property. He stated it was not meant for rental units.

Richie asked if he was against this project just because it was a duplex or if he would be more comfortable if it was a single unit.

Mr. Keller replied that he was against it altogether as the size of the lot did not allow for anything within that code. He stated the lot sizes required for an R-4 property in the city, it does not fit that requirement either. He stated if it was the multi-unit that was proposed, then it would not be permitted just about anywhere in the city. He stated it was almost like an apartment they were trying to put in and he was expecting 6-12 month rentals, so he would be expecting three separate tenants every 6-12 months packing and moving, coming and going, and having strangers that he would never be able to keep up with. He stated he did not believe it was fair to allow this in R-3, because what was the zoning ordinance even for if it could just be busted.

Robyn Keller (410 Conger Street, Plymouth, IN 46563)

Mrs. Keller stated there was the 20 foot dropoff to the west there that was their property and it was beautiful where they have a fire pit and they can fish there. He stated there was no room for another drive back there and she did not understand how a fire truck could get down there as it would be so dangerous. She stated people have lived in that neighborhood for 20-50 years and they are talking about people coming and going like this. She stated it was discussed that the western parcel was 10 foot but as long as they have lived there it had been 35' and 5'. She stated she knew it would be addressed later with a survey but it was a residential neighborhood where their children grew up and they hope their grandkids can visit. She stated they moved there because it was a family neighborhood and not apartments. She stated they also had several people in the neighborhood sign against it and there were people who didn't want to put their name on anything as they did not want trouble with neighbors. She stated they didn't want trouble either but they wanted to keep the neighborhood how it was meant to be.

Dan Shuppert (11766 11th Road, Plymouth, IN 46563)

Shuppert stated he owned the property at 323 Conger Street and the tenant there was a rent-to-own tenant. He stated he was providing him a chance at home ownership that he may not have otherwise had. He stated the property had been with his family for the last 26 years and he had a grandson living there now who would eventually become the owner. He stated he was sitting here thinking about the garage he added to the back of the house on Conger Street as it may not be a bad spot for

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a another apartment. He stated it may become more of a frequent occurrence if something like this was approved. He stated he could only speak for himself in the thought that the duplex may lower property value but it was already a really crowded street with concerns about emergency service vehicles getting back there. He said it all sounds good when it was in someone else's backyard but he would want to protect the integrity of that neighborhood as it was a neighborhood that could go either way. He stated he had seen some improvements and would like it to continue in that direction. He believed that he might be in favor of it if it was one unit but he would have to give it some thought as it did look like a barn to him.

George and Robyn Keller
410 Conger Street
Plymouth, IN 46532
574-540-9498

Date: 6/30/2025

To:
Plymouth Board of Zoning Appeals
City of Plymouth

RE: Response to Variance Hardship Request BZA 2025-13 338 Conger Street

Dear Members of the Board,

I am writing in response to the variance request submitted for 338 Conger Street, in which an investment company seeks permission to convert the detached barn/garage structure into two additional residential units, effectively creating a triplex configuration on a small single-family lot. The owner has claimed a hardship based on both financial need and a perceived peculiarity of the property. After reviewing the details of the application and the relevant zoning requirements, I respectfully urge the Board to deny the request for the following reasons:

1. No Valid Hardship Exists

The request is to add two additional dwelling units within a detached barn/garage structure. This would effectively result in three total residential units on a lot that is currently zoned for single-family use. The owner has claimed a hardship based on both financial need and a perceived peculiarity of the property.

The investor suggests that the property's configuration presents a peculiarity that limits its use. However, this claim is unfounded. The primary structure is a single-family residence, and the secondary structure is a detached garage or barn that was not intended or built for habitation. The configuration—a single-family home with an accessory outbuilding—is consistent with most properties in the neighborhood. There is no unique topography, legal restriction, or physical limitation that restricts the lot's use under current zoning standards.

2. Multi-Family Use Proposal Conflicts with Zoning Requirements

The lot comprises two combined parcels measuring a total of 40 feet in width and 140 feet in depth, for a total area of approximately 5,600 sq ft. This is significantly below the R-3 zoning requirements for multi-family development. According to the zoning ordinance, a two-family residence (duplex) requires a minimum of 8,000 sq ft in area and 60 feet in width, and any form of multi-family development involving three or more dwelling units would require even greater area, additional frontage, and planning approval processes not

satisfied here. The investor has proposed to convert the garage into a standalone duplex while retaining the existing single-family home—thus introducing a total of three residential units on the property. This proposal would fundamentally change the property's use from single-family to "multi-family", a form of development not permitted by right in this zoning district and far exceeding the density intended for lots of this size. Approving this variance would establish a multi-family use on a parcel that fails to meet even the minimum requirements for a two-family structure, seriously undermining the intent and integrity of the zoning ordinance.

3. Site Plan and Driveway Encroachment

The submitted site plan shows a 10-foot-wide driveway located on the smaller, 5-foot-wide portion of the parcel. It is physically impossible to construct a driveway of that width entirely on that sliver of land. This indicates that the proposed parking solution would encroach onto my property at 410 Conger Street, raising serious legal and practical issues. Proper off-street parking is a basic requirement for any additional dwelling unit and this plan fails to provide it. The parcel report shows the 5' strip was created as an easement for entry into the property in 1993.

4. Impact on Neighborhood Character and Services

The property is on a narrow, dead-end street with limited room for added traffic or parking. Additional units will increase congestion and could interfere with garbage collection and emergency services. The surrounding neighborhood is composed of traditional single-family homes, and increasing the residential density on this undersized lot would disrupt the established character of the area.

5. Impact on Adjacent Residents and Neighbors close by.

Converting this existing garage into multiple residential units will increase traffic, noise, and pressure on limited parking and services. This change would diminish the quality of life for neighbors and could negatively affect property values due to increased density on a very small property.

6. Impact on Adjacent Residents and Neighbors close by.

Plymouth's comprehensive plan supports maintaining traditional R-3 zoned neighborhood character, lot size, and density. Allowing the conversion of an accessory structure into two additional units on a 5,600 sq ft lot would contradict those goals and set an unfavorable precedent.

Conclusion

The proposed variance is based on financial motivations and a mischaracterization of the property as unique. The request does not meet the statutory criteria for hardship, relies on an impractical site plan, and poses significant impacts to surrounding residents. I respectfully request that the Board deny this request and uphold the zoning regulations that protect the integrity of our community.

Sincerely,



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July 1, 2025

Andrew and Karen Kuusisto

411 Conger Street

Plymouth, IN

6/27/2025

Zoning Board of Appeals

City of Plymouth

RE: BZA 2025-13

Dear Members of the Zoning Board,

I'm writing as a homeowner at 411 Conger Street, which is close to the property at 338 Conger Street, where a zoning variance has been requested. I want to express my strong opposition to this request.

This part of our town is zoned R-3 for single-family homes, and that's one of the main reasons many of us chose to live here. It helps keep the neighborhood quiet, safe, and consistent. Letting one property turn into something more crowded—especially on such a small lot—goes against what this area was designed for.

Trying to fit housing for three families on a lot that size just doesn't make sense. It's too small, and it would feel overcrowded. That kind of density would change the character of the block and take away from the space, privacy, and balance that single-family zoning is meant to protect.

I'm also very concerned about the impact on traffic and safety. More people means more cars, and our streets aren't built to handle that kind of congestion. It becomes more dangerous for kids walking or biking and could even slow down emergency vehicles. On top of that, garbage pickup is already a challenge on some days, and more households on one small property would just make that worse.

Lastly, I don't believe there's a real hardship that justifies this variance. Wanting to build more or fit in more units isn't enough of a reason to bend the rules that apply to everyone else in the neighborhood.

I ask that you please consider these points and vote no on the variance request for 338 Conger Street. We all want to see the neighborhood grow in the right way—and this just doesn't fit.

Thank you for your time and for listening to the voices of nearby residents.

Sincerely,


Karen & Kuusisto

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Neighbor Support Letter for Use Variance - 338 Conger St, Plymouth, IN

To the City of Plymouth Board of Zoning Appeals,

We, the undersigned property owners and/or residents within the vicinity of 338 Conger Street, understand that a Use Variance is being requested by I&A Home Solutions LLC to convert an existing garage/pole barn on the property into a two-unit residential duplex. The main house on the property is already being rented and will remain unchanged.

We have been informed of the proposed changes, which include:

- Interior renovation of the garage into a duplex
- Construction of an exterior staircase for access to the second-floor unit
- Addition of a new driveway to provide off-street parking for the duplex tenants

We have no objection to this proposed use of the property and support the request for a variance.

We believe the conversion will maintain the character of the neighborhood, improve the property, and help provide additional residential housing in our community.

Petitioners:

We, the undersigned, respectfully urge the Board of Zoning Appeals to deny Zoning Case No. BZA 2025-13 submitted by Angle Turcios, in order to preserve the health, safety, welfare, and character of our neighborhood.

Name (Printed)	Address	Signature	Date
Sharon Burges	621 Conger St	Sharon Burges	6-27-25
Kenneth Hoult	339 Conger	Kenneth Hoult	6-27-25
Gilda Rippy	416 Conger St	Gilda Rippy	6-27-25
Karen Kuusisto	411 Conger St	Karen Kuusisto	6-27-25
Andrew H. Kuusisto	411 Conger St	Andrew H. Kuusisto	6-27-25
Robyn Kello	410 Conger St	Robyn Kello	6-27-25
George Kellek	410 Conger St	George Kellek	6-27-25

Name (Printed)	Signature	Date
Silvia A. Torre	Silvia Torre	6/30/25
Cynthia V. Renteria	Cynthia V. Renteria	6/30/25
Venerica Figueroa	Venerica Figueroa	6/30/25

Kristi Jaramila	Kristi Jaramila	7/1/25

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

Gidley stated that the western parcel was indicated as five feet wide in the parcel description.

Houin explained to reiterate the unreliability of GIS, he used the measurement tool to measure it out and got 10 feet wide. He agreed with him that the description, albeit not the legal description, does say it is 5 feet wide in the parcel report.

Gidley stated the parcel report was probably generated by a deed.

Houin stated that would be why he would suggest a survey be necessary to determine the exact size of the lot as they could speculate but there was no way to verify it.

Gidley stated he was concerned because they now suggested that they should table this.

Adley replied that it was an option that was always on the table and that came from staff as to what all options could be presented this evening for their decisions.

Houin stated the applicant could always request that it be tabled but it was up to the board to decide whether to approve, deny, make modifications, or table the request.

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Gidley asked for clarification that they could still deny the request. Houin agreed.

Garner asked for clarification if they deny this request, would they still have to wait a year to come back if they wanted to change it to a single unit dwelling.

Adley replied should the applicant provide substantial changes to it, whether it be a duplex or single unit, they could come back to the next available meeting depending on when they apply. He stated it was only when they carbon copy the original application and try to bring it back, that they must wait a year. He stated there had been times where it had been denied, the applicant took it into consideration, revised their design drawings and intentions, and fixed the issues that arise during the public hearing or review of that project that they then can come back in if they have a substantiated case at that point.

Gidley asked if under State Law for an ADU, did most municipalities require that those be owner occupied residences at least for the primary unit.

Adley replied he was not aware of that rule. He stated there were communities across the nation that were trying to find ways to address how to bring in additional units without bringing in substantial costs but also looking to protect those units adjacent to those proposals. He stated there was a whole litany of questions that go along with it.

Wendel asked if there was a timetable of when the city would start considering this.

Adley replied that he would anticipate that conversation happening sometime this year. He stated he was not aware of when that conversation would wrap up or what the wishes of the council would be at the end of the day. He stated until the council weighed in on it, it could be some time.

Richie stated if the applicant wished to withdraw the request, they should allow them to do that at this point.

Board members Wendel and Gidley moved and seconded to deny BZA 2025-13 as proposed. The motion passed by roll call vote.

Yes: Garner, Gidley, Richie, Wendel & Jacobs

No: None

BZA 2025-14: JLM Rental LLC, 1212 W Jefferson Street, Plymouth, IN 46563: A Variance of Development Standard to allow two additional signs over the ordinance maximum on parcel 50-32-05-102-198.000-019, located at 1212 W Jefferson Street, Plymouth, IN 46563, zoned C-1, General Commercial District.

Plan Director Adley reviewed the findings of fact and the request from the applicant. See the applicant's letter of intent below.

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Letter of Intent

Low Bob's located at 1212 W Jefferson St would like to add additional signage to their building. The building already has 2 individual sign cabinets promoting the current business. In addition to those cabinets, they would like to add signage to promote the Hunt Brother Pizza that will now be available within the store. These cabinets will be placed above the current building signs.

PLYMOUTH



 Vanadco Signs 10625 STATE RD. 10 ARGOS, IN 46501 <small>All drawings/designs/illustrations © 2025, Vanadco Signs, Inc. All Rights Reserved. Due to the limitations of the printing process, printed colors can vary from actual colors.</small>	Vanadco Signs Installation of Hunt Brother's Pizza Fascia Signage	SCALE: 1/4"=1'
		DATE: 06-25-2025
		FILE: Hunt Bro Pizza Fascia Signs Install.cdr
ARTWORK APPROVED BY:		APPROVAL DATE:

Wendel asked if there was a digital sign already on the property.

Adley replied when they were on the property, Hunt Brother's Pizza was already being advertised on their digital sign saying, "Coming Soon."

Garner asked if the two additional signs would be on either side of the sign shown. Adley agreed.

Lauren Overmyer (10625 SR 10, Argos, IN 46501)

Overmyer stated the Hunt Brother's Pizza signage was delivered to them and Vanadco was just installing it. She stated she was assigned to this due to the zoning concern and the photo provided shows where the customer would like to put the signage. She stated this was a brand concern similar to the earlier case with Dunkin' Donuts. She stated if they were selling Hunt Brother's Pizza, then they were required to display the 3' x 4' cabinet. She stated she would not build or design it like this but it was the customer's request. She stated the artwork looks the way it does as she did not have the actual renderings but the sizing was correct.

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Gidley asked if it would fit above the current sign.

Overmyer replied that they did go out and measure the location and it would fit. She stated she had anticipated Adley recommending denial as it could probably be put on the building. She stated the customer requested that it go up there as there was existing electrical there as opposed to going through their brick wall and installing new electrical on the wall.

Gidley asked if these signs would be flashing.

Overmyer replied that they were a static flat plastic sign that was internally illuminated.

Garner asked for confirmation that this was a branding requirement from Hunt Brother's Pizza. Overmyer agreed. Garner asked if they would not operate out of that location if the signage was not approved.

Overmyer replied that she did not know those details or if they could get around it as they could put it on the digital sign. She stated she was aware that they were very adamant that they had to go on the building and those cabinets were at that location as Hunt Brother's Pizza sent them and told them to install them.

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

There were no comments at that time.

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

Board members Richie and Gidley moved and seconded to approve BZA 2025-14 as presented. The motion passed by roll call vote.

Yes: Gidley, Richie, Wendel & Jacobs
No: Garner

Other Business:

Jacobs wished to say on record that the applicant on BZA 2025-13 did approach him, and he declined to speak to them about it.

There being no other business, Board members Wendel and Richie moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 8:44 p.m.



Kyle Williams, Recording Secretary