

PLYMOUTH PLAN COMMISSION

September 2, 2025

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on September 2, 2025, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Mark Gidley, Beth Pinkerton, Dan Sellers, Fred Webster and Paul Wendel answering roll call who were physically present. Commissioners Randy Longanecker, Shiloh Carothers Milner, Angela Rupchock-Schafer, and Linda Secor 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 Webster and Eads moved and seconded to approve the minutes of the last regular meeting on August 5, 2025. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on August 21, 2025:

NOTICE OF PUBLIC MEETING

The Plan Commission of the City of Plymouth, Indiana will hold a meeting on September 2nd, 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 2025-11: Jacobs Arthur G & Lisa J, 13268 Nutmeg Trail, Plymouth, IN 46563: A request for a 2 lot Minor Subdivision of a 29.74 acre property located at 1221 Elm Street Plymouth, IN 46563. Identified as parcel 50-32-08-000-039.000-018 zoned R-2 Suburban Residential.

PC 2025-12: Birchmeier Rentals LLC, 11100 Shadylane Drive, Plymouth, IN 46563: A

116 Legals

request for zoning map amendment from C-3 Corridor Commercial District to R-4 Multi-Family Residential District of a 3.10 acre property located at 1425 W Jefferson Street Plymouth, IN 46563. Identified as parcel 50-32-05-103-063.000-019 zoned C-3 Corridor 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.

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

Kyle Williams, Recording Secretary, Plan Commission, August 21st, 2025.

August 21, 2025 PN367596 hspaxlp

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

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Adley stated there should be some amendments coming for the subdivision ordinance depending on how fast they can handle other matters in office. He stated it would provide better clarity for projects like this that were simple in nature. He stated it would slim the process down, so it was not as strenuous but still also upholding the intentions of the subdivision ordinance itself.

Art Jacobs was present to answer questions and had nothing to say.

Commissioners Gidley and Webster moved and seconded to move PC 2025-11 into the preliminary plan stage of development. The motion passed by roll call vote.

In Favor: Gidley, Pinkerton, Sellers, Webster, Wendel, and Feece

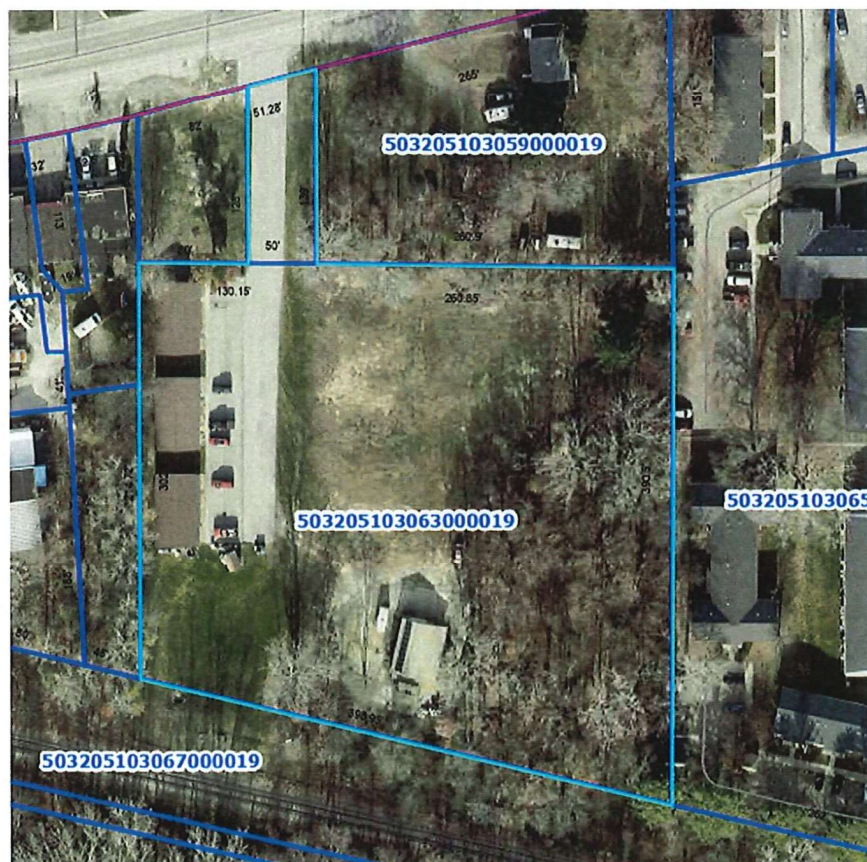
Opposed: N/A

Absent: Longanecker, Milner, Rupchock-Schafer, and Secor

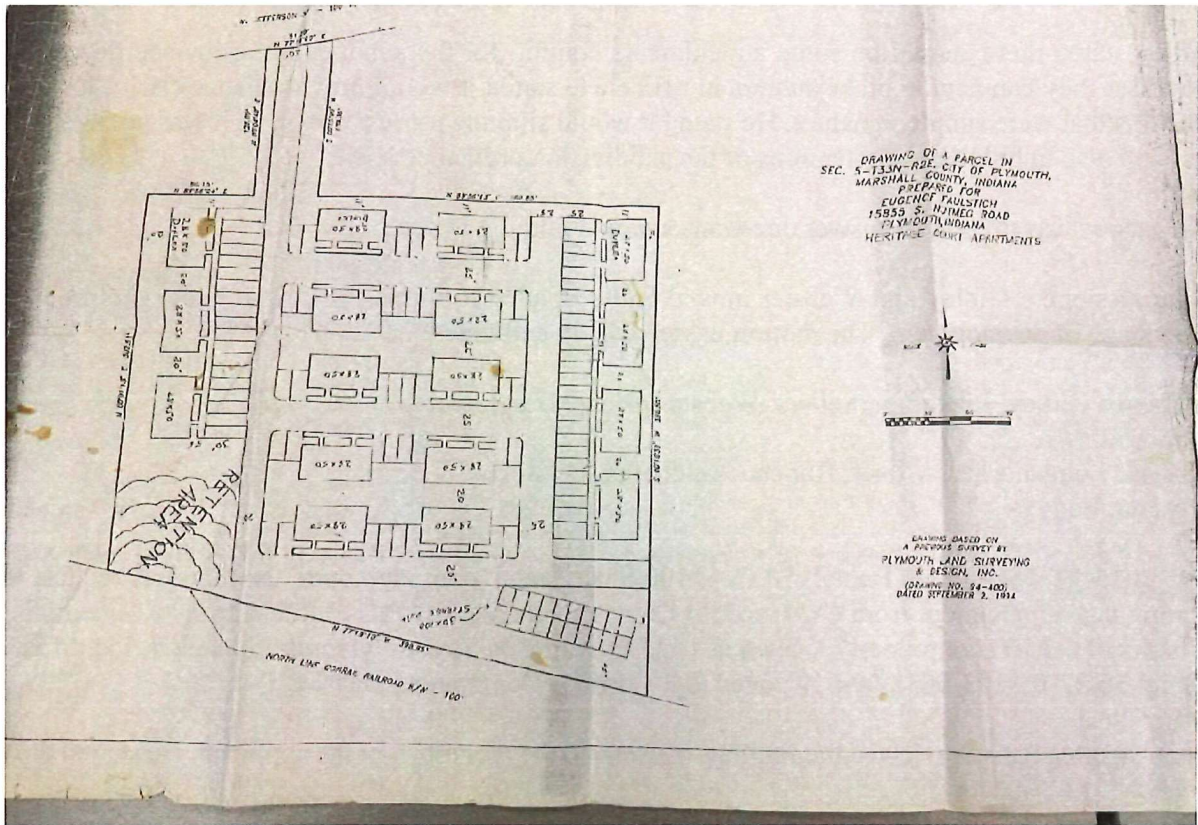
Abstain: Eads

PC 2025-12: Birchmeier Rentals LLC, 11100 Shadylane Drive, Plymouth, IN 46563: A request for zoning map amendment from C-3 Corridor Commercial District to R-4 Multi-Family Residential District of a 3.10 acre property located at 1425 W Jefferson Street Plymouth, IN 46563. Identified as parcel 50-32-05-103-063.000-019 zoned C-3 Corridor Commercial District.

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Pinkerton asked for the criteria for a duplex.

Adley replied from a structure standpoint, it would be two homes put together with a fire wall separating the two. He stated he would defer more detailed questions to the Building Commissioner.

Pinkerton asked if parking was included.

Adley replied that parking laid out back in 1994 had a driveway in between the fronts of the buildings with parking on the sides of the structure. He stated in conversations with the applicant; they were looking to put parking in front like how they have it now.

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

There were no comments at that time.

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

Commissioners Wendel and Webster moved and seconded to provide a favorable recommendation of PC 2025-12 to the city council. The motion passed by roll call vote.

In Favor: Eads, Gidley, Pinkerton, Sellers, Webster, Wendel, and Feece
Opposed: N/A

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Absent: Longanecker, Milner, Rupchock-Schafer, and Secor

Comprehensive Plan Update / Other Business:

Adley stated they continue to review the task tracker to ensure it was up to date. He stated as they approach that two-year mark of the Comprehensive Plan, they are looking to celebrate those milestones. He stated a Comprehensive Plan typically takes anywhere between 20-30 years to accomplish and having a lot of substantial compliance and updates done within two years was truly fascinating and a testament to the city.

Gidley asked if there were any abandoned cars dealt with for the year.

Manuwal replied that the Police Department handled abandoned cars within the city.

Gidley stated that the Police Chief said there would be an initiative to address abandoned cars.

Manuwal stated if you drive through the city, you could see all the tags as they have been tagging. Feece agreed.

Gidley asked if they could get a report for the next meeting regarding the activity of abandoned cars.

Houin replied that the Police Department submits a report to the council once a month so they could pull their reports. He stated one of the things Mayor Listenberger had been really focused on was revising the code enforcement process by documenting the current process and then creating updated procedures. He explained part of the reason for that was because there was confusion about what aspects were handled by the Building Commissioner, Police Department, etc. He stated they were in the process of developing better procedures for Code Enforcement and they should have better procedures for that once they work through that process and it should be a couple months before that would be finalized.

Feece asked if there was a Code Enforcement Officer.

Houin replied that it was part of the question because it depended on which code they were talking about and what type of enforcement. He stated for a lot of code enforcement such as zoning ordinance and city code violations that the Building Commissioner takes responsibility for those. He listed parking and abandoned vehicles fall in the jurisdiction of the Police Department.

Gidley stated he remembered something about the Code Enforcement Officer having to be deputized. He asked if Manuwal was.

Houin replied that it was a different type of code. He stated there was nothing as far as our code enforcement in the city that requires anyone to be deputized. He stated there may be some law enforcement activities related to code enforcement.

Gidley believed that if they wanted to go onto someone's property that they would have to be deputized.

Houin replied to go onto property that there were certain conditions that had to be met.

Gidley stated he didn't want Manuwal to be in a situation where somebody says he cannot be on their

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property when he should have been deputized.

Manuwal stated that the only law enforcement that he knows of that can walk on someone's property was a game warden. He stated a county sheriff or city officer cannot just walk onto someone's property without due cause. He stated to do an inspection; you must get an inspection warrant. He stated you normally go to the door and explain who you are and hopefully they are gracious enough to allow you access to their property. He stated if he had to get an inspection warrant that he would be returning with either a local sheriff or a city police officer.

Gidley asked about unsafe buildings.

Manuwal replied that he cannot walk in unless he had permission from the owner or tenant.

Gidley asked if the tenant filed a complaint that it would count as permission.

Manuwal replied if the tenant files a complaint and gives him permission to enter their residence/unit, that he would be able to enter.

Houin stated any action that Manuwal takes would be observable from a public space or he would have to be given permission to access the property. He stated if permission was denied and he had reason to believe there was something on the property that was an unsafe condition or other code violation that he would have to apply to the court for an inspection warrant. He stated it was almost the same process as the police applying for a search warrant.

Webster asked regarding The Pointe Apartments, if that property was encumbered by a lawsuit from the Attorney General.

Houin replied that the Attorney General did obtain a judgement in that lawsuit so there was currently a judgement lien against that property. He stated he had been told but he had not looked it up that there was another lawsuit pending against the property owners which could result in an additional judgement lien.

Webster asked if that would stop the demolition of that building until suits are settled.

Houin replied that it would not prevent the city from taking demolition action. He stated if the city had to take demolition action, then they would also file a lien against the property for the cost of demolition. He stated they would be stacking liens and unfortunately, they would not get priority treatment as a lien for demolition so they would get in line after the judgement lien. He stated if the Attorney General's Office wished, they could get some sort of injunction to stop the city from demolishing it while they were resolving things, but they have not done that.

With there being no other business to come before the Commission, Commissioners Webster and Pinkerton moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:30 p.m.



Kyle Williams, Recording Secretary