

PLYMOUTH PLAN COMMISSION

November 4, 2025

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on November 4, 2025, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Mark Gidley, Beth Pinkerton, Angela Rupchock-Schafer, Linda Secor, Dan Sellers, Fred Webster and Paul Wendel answering roll call who were physically present. Commissioner Randy Longanecker attended virtually. Commissioner Shiloh Carothers Milner was 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 Zoom and streamed live at <https://www.youtube.com/@CityofPlymouth>.

Commissioners Webster and Sellers moved and seconded to approve the minutes of the last regular meeting on October 7, 2025. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on October 23, 2025:

NOTICE OF PUBLIC MEETING

The Plan Commission of the City of Plymouth, Indiana will hold a meeting on November 4th, 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 2025-14: Lawrence Katz & HDJ Investments LLC, 207 E Market Street, Nappanee, IN 46550: A request for a 2 lot Minor Subdivision of a 4.121 acre property located at 7794 Queen Road and 7908 Queen Road both of Plymouth, IN 46563. Identified as parcels 50-41-26-000-026.000-017 and 50-41-26-000-055.000-017, zoned R-1, Rural Residential District.

PC 2025-15: Lawrence Katz & HDJ Investments LLC, 207 E Market Street, Nappanee, IN 46550: A request for a sidewalk exception at a new proposed property located at 7794 Queen Road Plymouth, IN 46563. Identified as parcels 50-41-26-000-026.000-017 and 50-41-26-000-055.000-017, zoned R-1, Rural Residential 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.

116
Legals

Kyle Williams, Recording Secretary, Plan Commission, October 23rd, 2025.

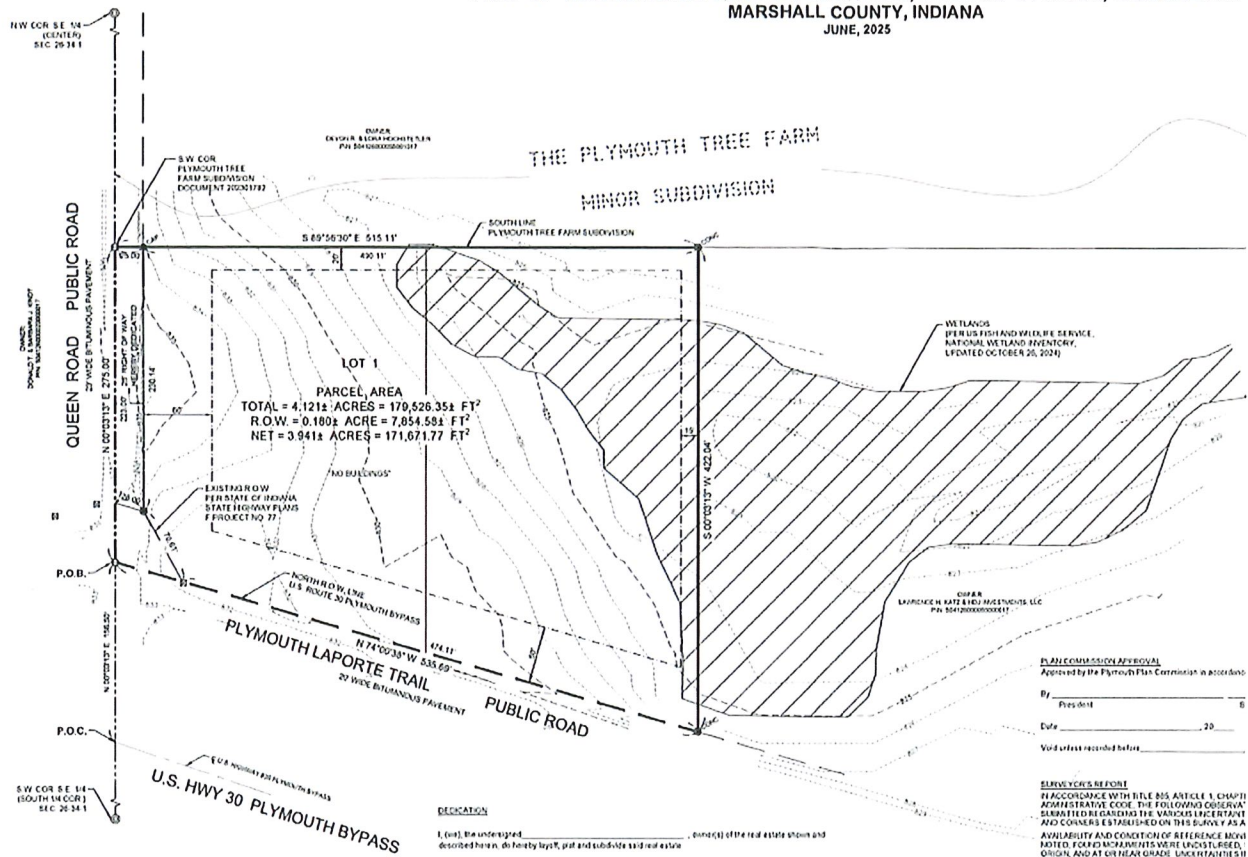
PC 2025-14: Lawrence Katz & HDJ Investments LLC, 207 E Market Street, Nappanee, IN 46550: A request for a 2 lot Minor Subdivision of a 4.121 acre property located at 7794 Queen Road and 7908 Queen Road both of Plymouth, IN 46563. Identified as parcels 50-41-26-000-026.000-017 and 50-41-26-000-055.000-017, zoned R-1, Rural Residential District.

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

November 4, 2025

RSBR QUEEN ROAD SUBDIVISION

FOR
PART OF THE SOUTHEAST QUARTER SECTION 26, TOWNSHIP 34 NORTH, RANGE 1 EAST
MARSHALL COUNTY, INDIANA
JUNE, 2025



Rupchock-Schafer asked how the development of another Dollar General fit into the overall Comprehensive Plan for Plymouth.

Adley replied that it was a decision under the Board of Zoning Appeals (BZA) case, not the Plan Commission case this evening. He stated this was about whether it meets the subdivision control ordinance. He provided a different list of decision criteria for this case and stated that the BZA had already determined that it's an acceptable use to go into that space. He stated for this case, we were just determining whether that adjustment of the lot line easternly does or does not make sense.

Feece stated there could be 10 more Dollar Generals are in the correct locations. He explained we do not have a say on whether they can put a Dollar General in or not.

Adley stated that without substantial changes to the zoning ordinance, it would be rather difficult to rule out a singular retail business. He stated that borderline you could get into legal complications for sectioning out a single retailer.

Feece stated he did agree that it was a good place for a Dollar General. He stated in the past where he was on Jefferson Street, they had three small grocery stores within four or five blocks from his house and Dollar Generals are not very different.

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

PLYMOUTH PLAN COMMISSION

November 4, 2025

Dave Peters (4152 Progress Boulevard, Peru, IL 61354)

Peters stated he was here on behalf of the Overland Group, who was the developer for this project.

Webster asked if the Overland Group owned the other Dollar General locations in the city or if it was split up with somebody else.

Peters replied that he was not sure if he knew the answer to that.

Gidley believed that the last two Dollar General locations were each owned by different companies.

Peters agreed as there could be different developers in different areas but this was what they were developing on the west side of the city here.

James Warner (7886 Plymouth Laporte Trail, Plymouth, IN 46563)

Warner asked for clarification on which parcel of land it was they were describing. Adley assisted with narrowing down the location of this parcel.

Webster stated our County Representative Stan Klotz was here and asked if he had anything to add one way or another as it was a ways out from Plymouth. Klotz referenced a driveway permit and utilities from the back of the room.

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

Commissioners Webster and Gidley moved and seconded to approve PC 2025-14 as presented. The motion passed by roll call vote.

In Favor: Eads, Gidley, Longanecker, Pinkerton, Rupchock-Schafer, Secor, Sellers, Webster, Wendel, and Feece

Opposed: None

Absent: Milner

PC 2025-15: Lawrence Katz & HDJ Investments LLC, 207 E Market Street, Nappanee, IN 46550: A request for a sidewalk exception at a new proposed property located at 7794 Queen Road Plymouth, IN 46563. Identified as parcels 50-41-26-000-026.000-017 and 50-41-26-000-055.000-017, zoned R-1, Rural Residential District.

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

November 4, 2025

Ty Adley
Planning Director
City of Plymouth
124 North Michigan Street
Plymouth, IN 46563

Mr. Adley:

The property will be developed as a 9,100 s.f. Dollar General retail store. The facility will include a 36' concrete access from Queen Road, 30 parking spaces, a water well, a septic system, and storm water detention per City requirements. Please refer to the site plan for more details.

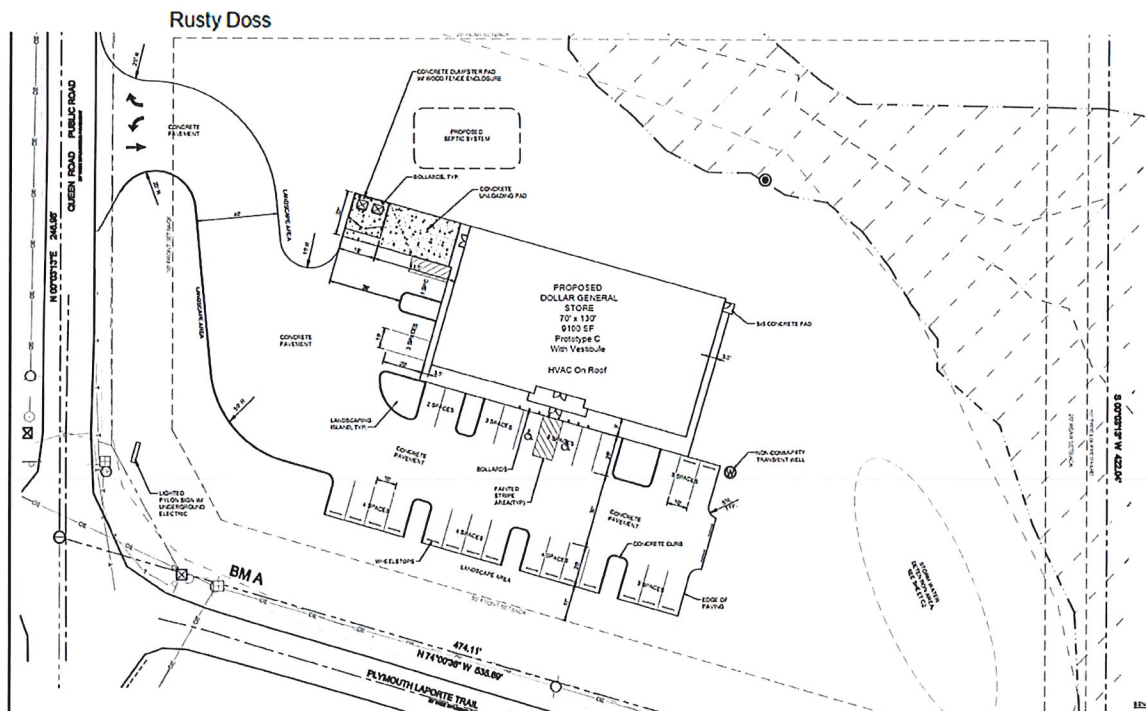
Because of the rural nature of the area, a pole sign is needed to identify the proposed business and direct customers to the proposed access point.

Please let me know if you have any questions or comments.

Sincerely,

THE OVERLAND GROUP

Rudolf



PLYMOUTH PLAN COMMISSION

November 4, 2025

Sellers asked if there were any conditions attached to the waiver recommended by staff.

Adley replied there was not because if they were looking at municipal development within that region, then they would be looking at a considerable amount of time or a lot of development occurring in a very short period.

There was a big discussion held about whether there would be development in this region and the difference between sidewalk waivers in a developed area versus an undeveloped area.

Dave Peters (4152 Progress Boulevard, Peru, IL 61354)

Peters stated he was with Chamlin & Associates who was the surveyor on this project. He stated their thoughts were because there was no connecting sidewalks anywhere near here, we thought it would be an unnecessary maintenance issue if they are sitting out there not getting used and getting covered over with grass. He stated they understood the ordinance so that was why they were proposing a waiver.

Commissioners Webster and Rupchock-Schafer moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

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

Commissioners Webster and Pinkerton moved and seconded to approve PC 2025-15 as presented. The motion passed by roll call vote.

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

Opposed: Gidley, Longanecker, Rupchock-Schafer

Absent: Milner

Comprehensive Plan Update / Other Business:

Webster asked when they would get the Water Street parking lot open.

Houin replied they were doing concrete work currently and the excavators would be working on the alley any day now. He stated the concrete work should be done by next week and the paving was scheduled for the week of November 13th to the 18th. He stated the alley would reopen after that, but the parking lot would remain closed until the construction was completed on the town houses. He stated that it was still expected to be around the end of November, but we do not have an exact date yet.

Adley stated there was no Comprehensive Plan update, but they did have the proposed 2026 calendar. He stated they went through and looked at the upcoming first Tuesday of the month. He listed November 3, 2026 fell on election day next year, so it was recommended to move that date to the following day, November 4, 2026. He stated the other suggestion would be to move the May date from May 5, 2026 to May 6, 2026 due to primary election day. He stated the second portion of this was looking at moving the current meeting time from 7:00 PM to 6:00 PM. He explained it would align with the City Board of Works and for the BZA, they would look to ask them to move their time to 6:30 PM from 7:30 PM.

PLYMOUTH PLAN COMMISSION

November 4, 2025

Pinkerton asked what falling in line had to do with anything.

Adley replied that meant they were not asking you to meet any sooner than any other board within the city.

Houin stated the biggest consideration would be for the city staff. He stated we were happy to see them once a month, but we were here more nights than we're not for different meetings and lining up the times made it a lot easier on our schedules to keep them consistent and to get out of here on a reasonable time. He stated that Adley and him had been in the building since early this morning.

BZA President Art Jacobs added that it also got them out of here sooner.

Adley stated it was brought up briefly when he came on in December.

Houin stated the biggest issue former Plan Consultant Ralph Booker brought up would be to flip the meetings to have the BZA meet before the Plan Commission but that was not what was proposed tonight.

Commissioners Sellers and Rupchock-Schafer moved and seconded to approve the 2026 meeting dates and times as seen below. The motion passed by roll call vote.

2026 Calendar


- | | |
|---|--|
| • January 6 th | • July 7 th |
| • February 3 rd | • August 4 th |
| • March 3 rd | • September 1 st |
| • April 7 th | • October 6 th |
| • May 6 th (Wednesday due to Primary Election) | • November 4 th (Wednesday due to Election Day) |
| • June 2 nd | • December 1 st |
| • Current Meeting time 7:00pm | • Proposed Meeting Time 6:00pm |

In Favor: Eads, Gidley, Longanecker, Rupchock-Schafer, Secor, Sellers, Webster, and Wendel

Opposed: Pinkerton and Feece

Absent: Milner

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 7:38 p.m.



Kyle Williams, Recording Secretary