

## PLYMOUTH PLAN COMMISSION

November 4, 2020

The Plymouth Plan Commission met in regular session at 124 North Michigan Street, Plymouth, Indiana on September 1, 2020 at 7:15 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Rick Gaul, Mark Gidley, Beth Pinkerton, Linda Secor, and Fred Webster answering roll call. Commissioners Randy Longanecker, Angie Rupchock-Schafer, and John Yadon were absent. City Attorney Surrisi, Building Commissioner Hammonds, Clerk-Treasurer Xaver and Plan Consultant Booker were also present.

Commissioners Webster and Gidley moved and seconded to approve the minutes of last regular meeting of September 1, 2020, as presented. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on October 23, 2020:

**NOTICE OF  
PUBLIC HEARING**

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on November 4, 2020 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 2020-10:** Gloria Espich, 7568 Lilac Rd, Plymouth, IN 46563: Espich Minor Subdivision consisting of a 2.30 acre lot and a 4.97 acre lot from parcels 50-42-27-000-029.000-018 and 50-42-27-000-037.000-018 located at 7568 Lilac Road zoned R-1, Rural Residential.

**PC 2020-11:** Plymouth Center Limited Partnership, 3333 Richmond RD, Suite 320, Beachwood, Ohio 44122: Re-plat of lots 2, 3, and 4 of Pilgrim Place Subdivision on parcels 50-42-29-303-022.000-019 and 50-42-29-303-024.000-019, located between 1615 and 1471 Pilgrim LN, Plymouth, IN 46563, zoned C-3, Corridor Commercial District, 316 Gilmore St., Plymouth, IN 4656333

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.

Jeanine Xaver, Clerk-Treasurer, Plan Commission, October 23, 2020

October 23, 2020 PN 318049 hanna

**116  
Legals**

**PC 2020-10:** Gloria Espich, 7568 Lilac Rd. Plymouth, In 46563: Espich Minor Subdivision consisting of a 2.30 acre lot and 5.97 acre lot from parcels 50-42-000-029.000-018 and 50-42-27-000-037.000.018 located at 7568 Lilac Road zones R-1, Rural Residential.

Plan Consultant Booker reviewed the findings of fact and proposed changes. He stated that there is a wetland on the plat that is designated by the DNR. There was a pre-existing setback problem but there was nothing that the commission can do about that. There are currently no structures on the eastern lot.

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He also mentioned that the right of way will be dedicated to the county and the applicant will need to take that to the county commissioners. This application was taken to the TRC on the 28<sup>th</sup> of October

The applicants were present to answer questions.

Commissioner Gidley asked if the buyer would be purchasing the wetland and if they were intending to leave it as a wetland. The buyer, Phil Bockman, stated that he would be buying the wetland and does intend to leave it as a wetland. Gidley asked if this was buildable or not. Bockman stated that it is not buildable land due to not being able to put a septic system in.

Gidley then asked where Bockman's current property was. Bockman replied that the back of his property would be touching this new plat of land that he would be purchasing.

Booker stated that a health statement would be signed by the health department soon for this property.

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

There being no further questions or comments, Commissioners Webster and Pinkerton moved and seconded to close the public hearing. The motion carried.

Commissioners Gidley and Webster moved and seconded to approve PC 2020-10 as presented. The motion passed by roll call vote:

Yes:	Eads, Gaul, Gidley, Pinkerton, Secor, Webster, Feece
No:	None
Absent:	Longanecker, Rupchock-Schafer, Walters, Yadon

**PC 2020-11:** Plymouth Center Limited Partnership, 3333 Richmond Rd. Suite 320, Beachwood, Ohio 44122: Re-plat of lots 2,3, and 4 of Pilgrim Place Subdivision on parcels 50-42-29-303-022.000-019 and 50-42-29-303-024.000-019, located between 1615 and 1471 Pilgrim Ln, Plymouth, In 46563, zoned C-3, Corridor Commercial District.

Plan Consultant Booker reviewed the findings of fact and proposed changes. He stated that the applicants did go through the BZA at the previous meeting and received approval to make one of the lots 110 feet wide. This was approved last month. This plat also went in front of the TRC on the 27<sup>th</sup> of October and they had no comments on the plat.

Robert Williams with Territorial Engineering of 209 S Lake Drive, Walkerton, IN, was present to answer questions.

Gidley stated that when the original platting of this was area was done the standards were different than they are now, which was why they needed to get approval for the lot sizing from the Board of Zoning Appeals.

Surrisi explained that a Goodwill store with an educational center will be built on the lot once purchased.

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

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There being no other questions or comments, 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 2020-11 as presented. The motion passed by a roll call vote:

Yes: Eads, Gaul, Gidley, Pinkerton, Secor, Webster, Feece

No: None

Absent: Longanecker, Rupchock-Schafer, Walters, Yadon

In other business, Surrisi gave an update on the possible ordinance for parking in front yard in order to keep the properties in the city looking nice. The city council will be considering this in a future meeting. Surrisi was still in the process of writing up this ordinance but it will be put in front of the council soon.

Commissioners Webster and Pinkerton moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:36 p.m.

A handwritten signature in black ink, appearing to read 'Kathryn Hickman Jung', written over a horizontal line.

*Kathryn Hickman Jung, Recording Secretary*

