

PLYMOUTH PLAN COMMISSION

December 1, 2020

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on December 1, 2020 at 7:00 p.m.

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

Commissioners Webster and Secor moved and seconded to approve the minutes of last regular meeting of November 4, 2020, as presented. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on November 19, 2020:

**NOTICE OF
PUBLIC HEARING**
The Plan Commission of the City of Plymouth, Indiana will hold a hearing on December 1, 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 2020-12: Donald and Mary Lou Fritz, 13291 5D Rd, Plymouth, IN 46563: A three (3) lot Minor Subdivision on parcels 50-42-17-000-103.000-009 and 50-42-20-000-008.000-009, located at 13291 5D Road, Plymouth, IN 46563, zoned R-1, Rural Residential 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.
Kathryn Hickman, Recording Secretary, Plan Commission,
November 19, 2020
November 19, 2020 PH319037 hepax/p

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Plan Consultant Booker reviewed the findings of fact and proposed changes. He stated that any septic system that would be installed would need to be approved by the county. The Technical Review Committee reviewed the matter on November 10, 2020 and they had no questions or comments.

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The applicant was not present to answer questions and the board did not have any questions.

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

Robert Deon, 13540 5D Rd, voiced a concern on how most of this property was wetland. He also believed that the property should only be set up for two houses. Another problem that he had was that the property is all in the flood zone. Booker responded that each plat would need to get permits from the county to build any building on the property.

Karen Deon, 13540 5D Rd, stated that she was worried about the extra traffic in the area if houses were to be built on this property. Feece replied that there should not be much more traffic than what is already on the road. Booker added that there could only be one house put on each lot after approval.

Mr. & Mrs. Deon asked who signed the application as Mary Lou Fritz has passed away and Don Fritz is bedridden. Feece looked at the application and found that the step-son had power of attorney and he was the one who filed the application.

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

Gidley asked if there were houses in front of lot 3. Booker confirmed this and added that there is only 50 feet of the property touching the road which is the city minimum.

Webster was not happy that there was not a representative for this application present. Walters agreed with Webster and stated that they would prefer to table this case.

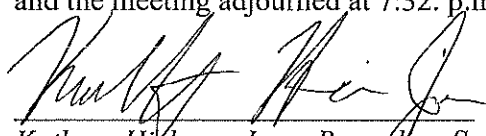
Commissioners Webster and Gidley moved and seconded to table PC 2020-12 until the next meeting. The motion passed by roll call vote:

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

The applicant was notified by phone of the case being tabled to the next meeting.

There was no other business brought to the attention of the commission.

Commissioners Webster and Gidley moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:32. p.m.


Kathryn Hickman Jung, Recording Secretary