

PLYMOUTH PLAN COMMISSION

April 6, 2021

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on April 6, 2021 at 7:00 p.m.

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

Commissioners Eads and Walters moved and seconded to approve the minutes of last regular meeting of March 2, 2021, as presented. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on March 25, 2021:

**NOTICE OF
PUBLIC HEARING**
The Plan Commission of the
City of Plymouth, Indiana will
hold a hearing on April 6, 2021
at 7:00 p.m. in the Council
Chambers of the City Building,
124 N. Michigan St. (Garno St.
entrance), Plymouth, Indiana
on the following matters:
PC 2021-01: Bill Spatz - Ply-
mouth Associates Limited Part-
nership, 14 N. Peoria, Unit 3F,
Chicago, IL 60607: A two (2)
lot Minor Subdivision, Dearborn
Minor Subdivision, Lot 1 of
0.955 acres and Lot 2 of 4.645
acres, on parcel
50-32-93-202-096.000-019, lo-
cated at 320 N. Kingston St.,
Plymouth, IN 46563, zoned C-
C-1, General Commercial Dis-
trict. 316 Gilmore St., Ply-
mouth, 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. Writ-
ten objections to the proposal
filed at the Clerk-Treasurer's of-
fice 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, it
please call the ADA Coordina-
tor at 574-936-2943.
Kathryn Hickman, Recording
Secretary, Plan Commission,
March 25, 2021 P1322506 report

PC 2021-01: Bill Spatz - Plymouth Associates Limited Partnership, 14 N. Peoria, Unit 3F, Chicago, IL. 60607: A two (2) lot Minor Subdivision, Dearborn Minor Subdivision, Lot 1 of 0.955 acres and Lot 2 of 4.645 acres, on parcel 50-32-93-202-096.000-019, located at 320 N Kingston St., Plymouth, IN 46563, zoned C-1, General Commercial District.

Plan Consultant Booker reviewed the findings of fact and reviewed his report. He stated that there were a few changes in the plans that included sharing the drives through a blanket easement. One of the main concerns was still drainage at that area. The final drainage plan would need to be approved before the final plat could be approved.

John Wojtila of Zaremba Land Development and Whitney Pizzala of AR Engineering LLC Project were present to talk about their updates and answer questions of the board. They stated that the change in their drives to using the existing drives resulted in a change in the sizes of their plats. The Dollar General plat would total 1.03 acres and the second lot would be 4.556 acres. They have been working with R&R Visual to look at and clear the existing pipes on the lot. They were able to clean out some of the pipes as they were very clogged. Many of the pipes that were cleared were in good condition. In order to get to the pump station, they would have to lay down a gravel mat. See Exhibit A for more information on the R&R Report. Once they get this area cleared it should allow for them to use this information in creating a finalized drainage plan.

Gidley asked where the pump station was located. Wojtila stated that the pump station was located at the rear of the existing building behind the old dental office. There were simultaneous conversations between commission members and the applicants pertaining to the pump station and drainage of storm water. Wojtila stated that they will have a drainage easement over in Lot 2 in order to service the pump station and Lot 2 will have a drainage easement on Lot 1 should they need to use it. They will refine these easements as they finalize the drainage plan and they will be included in the closing if needed.

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They hope to get the lines televised soon and they believe that they will be able to go to the April 20th TRC Meeting.

Wojtila stated that they do not believe that any of the plat or boundary lines would be changed by the drainage plan and asked if the board would be able to approve the plat pending on the approval of the final approved drainage plan. Gaul stated that the final drainage plan needs to be approved before the plat can be approved in case of changes needed based on the drainage plan. Gaul asked that if the drainage plans or information are available earlier to get them submitted as soon as possible.

Feece stated that he believed that the entrance is a big improvement from the first version. The only other issue that he had for this was that there were no sidewalks in this area. In that area as temperatures rise more people walk down this area in the street. He stated that he knows this would be a “sidewalk to nowhere”, but he believes that there has to be a sidewalk that goes nowhere before they can have a sidewalk that goes anywhere.

Walters stated that he was very happy to see a store go into this area as the old building is inadequate. His main concern was that in this area is prone to flooding, and that it has not yet proven that there is a drainage plan for this. They only get one chance to do it right, but he does not believe that this was doing it right.

Surrisi stated that the concept of the store located in this area would be more of a concern that should have been brought forward at the Board of Zoning Appeals. Once they meet the requirement of a valid drainage plan and all other conditions are met, ultimately the Plan Commission needs to just consider to split the land apart or not.

Gidley asked Surrisi why this came before these two boards in this order. And why was Board of Zoning Appeals meeting done before the Plan Commission meetings before all of these other items were figured out. Surrisi stated that this is the typical direction that the city gives to land owners. This is to prevent the added cost of hiring engineers and doing studies before the use of the property was approved.

Booker added that the Plan Commission does not have the authority to grant those types of variances, and that they can only provide variances of what can be found within the Subdivision Ordinance. Surrisi added that the city staff could have held back the case until further information would have been found. Gidley stated that this was what should have been done, since so much more information had come forth since the initial Board of Zoning Appeals meeting as they base their decision on what is found at the Technical Review Committee meetings.

Gidley stated that in terms of sidewalks, at every TRC meeting they should address the issue of sidewalks if they are within the city limits. Booker stated that they may need to change the subdivision ordinance if that is the case as it states that whenever a property lies adjacent or within close proximity to other developed subdivisions that have sidewalk or when the subdivision includes more than 3 lots sidewalks are required to be provided.

Gidley stated that on the South Side of town the Dollar General and Family Express have a sidewalk to nowhere. Surrisi stated that during those developments Mike Delp had encouraged the Board of Public Works to do include sidewalks there due to increased foot traffic in that area. He stated that he was not sure if this was part of the City efforts or if it was part of the requirements for the subdivision.

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Feece stated that he is also concerned about the fact that we have given permission for Dollar General to lessen the required amount of parking spaces and to cut down the amount of parking spaces for the existing building. If something were to go into the existing building, how would they stop them from putting in something that requires more parking spaces. Surrisi stated that there are uses that are permitted without a variance for the existing building this was included in the granting of the initial variance. If they were to put something in the building that did not meet the parking requirements the Board of Zoning Appeals would need to grant a variance.

Gidley asked if someone were to approach the current owner of the existing building if they were required to come to city and report that they have a new tenant. Hammonds stated that if a new tenant goes into a building, typically they fix the building to their requirements and this would require a building permit and would go before the Technical Review Committee.

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

Delbert Lang of 1119 Warana Ct., Plymouth spoke about little to no work being done in the area. Feece stated that he believed much of this is still in the works, and are at a planning stage still.

Lang stated that the mall has been there for years, and questioned why the drainage had not been addressed sooner. Surrisi stated that after the initial development and approval of the drainage plan, unless there was a violation not much can be done. Gaul stated that he had been in touch with the owner when problems had occurred previously. Since this property is private, there is not much that the city can do in terms of intervention.

Lang stated that the parking lot has been a problem since he moved to this area. He asked if the city had any way of enforcing maintenance of the parking lot. Hammonds stated that after the initial paving, there are not maintenance standards within the city ordinance.

Amalia Richey of 321 N. Kingston Rd., Plymouth spoke about the flooding in the area and stated that she was all for the improvement of landscape and the Dollar General. She was also concerned about the sidewalks as a safety aspect.

Karen Till of 919 Red Maple Dr., Plymouth was concerned about how close the building was to the street. With all of the school busses, traffic, and walking traffic she was concerned about even the possibility of a sidewalk.

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

Commissioners Walters and Gidley moved and seconded to table PC 2021-01 until May 4, 2021. The motion carried by roll call vote.

Yes: Eads, Gaul, Gidley, Pinkerton, Rupchock-Schafer, Secor, Walters, Feece

No: None

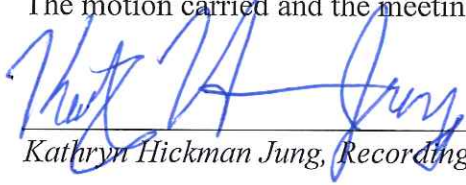
Absent: Longanecker, Webster, Yadon

Feece asked if a storage unit needed a special permit to be located on Jefferson Street. Booker stated that in a Corridor Commercial District there may need to be a variance and may need to go before the Board of Zoning Appeals. Feece asked if Hammonds could look into that.

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There being no other business the meeting was declared adjourned after a proper motion and second. The motion carried and the meeting adjourned at 7:45. p.m.



Kathryn Hickman Jung, Recording Secretary