

PLYMOUTH PLAN COMMISSION
May 4, 2021

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on May 4, 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 Walters and Eads moved and seconded to approve the minutes of last regular meeting of April 6, 2021, with the change of who made the motion to adjourn the meeting. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on April 22, 2021:

116 Legals	
NOTICE OF PUBLIC HEARING The Plan Commission of the City of Plymouth, Indiana will hold a hearing on May 4, 2021 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 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. PC 2021-02: Chester W. Gashorn, Steven L. Gashorn, Dorothy V. Heflick, Daniel J. Gashorn, and Martha C. Tidney, 5691 Redwood Rd., Plymouth, IN 46563: A two (2) lot Minor Subdivision, Ganshorn Minor Subdivision, Lot 1 of 19.10 acres and Lot 2 of 19.65 acres, on parcel 50-42-30-000-006.000-018, located at the corner of 7th Road and Oak Road, Plymouth, IN 46563, zoned I, Industrial 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. 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, April 22, 2021

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 even though the applicants were present at the previous TRC meeting, they had not yet completed their drainage plan. They in turn requested that their case be tabled until June 1, 2021 so that they could complete their drainage plan. Booker recommended to table PC 2021-01.

Surrisi stated that they have submitted a few calculations for the drainage plan, and have made some more progress since the last meeting.

Commissioners Walters and Eads moved and seconded to table PC 2021-01 until June 1, 2021. The motion carried by roll call vote.

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

No: None

Absent: Longanecker, Webster, Yadon

PC 2021-02: Chester W. Ganshorn, Steven L. Ganshorn, Dorothy V. Heflick, Daniel J. Ganshorn, and Martha C. Tidney, 5691 Redwood Rd., Plymouth, IN 46563: A two (2) lot Minor Subdivision, Ganshorn Minor Subdivision, Lot 1 of 19.10 acres and Lot 2 of 19.65 acres, on parcel 50-42-30-000-006.000-018, located at the corner of 7th Road and Oak Road, Plymouth, IN 46563, zoned I, Industrial District.

Plan Consultant Booker reviewed the findings of fact and his report. He stated that since this property is zoned as Industrial, the building of a home would require a variance. As for the plat, it met all of the standards for the subdivision of the land. This went before the Technical Review Committee and there were no comments.

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

Booker read aloud the following letter:

4/26/2021

**Plymouth City Hall
124 N Michigan St
Plymouth, IN 46563**

Re: Planning application PC 2021-02; Chester W. Gashorn, Steven L. Gashorn, Dorothy V. Heflick, Daniel J. Gashorn and Martha C Tidney, 5691 Redwood Rd., Plymouth, IN 46563.

This letter is in reference to notice PC 2021-02, regarding property located at the corner of 7th Road and Oak Road, Plymouth, IN 46563. We strongly object to any development in this area of any sort, with this being said we both vote NO.

The loss of our natural open countryside views would be lost forever to the detriment of us and our future generations.

The infrastructure cannot take more traffic, more sewage, more light pollution, more flooding and countless years of construction traffic on our narrow congested lanes. This potential mix of pedestrians, narrow unlit lanes with poor sight lines and large construction vehicles presents a very real dangerous risk to life and property.

We trust that the above objection will be taken fully into account in determining this application.

**Sincerely,
Mr. & Mrs. T. Sauer**

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Gidley asked why the applicants were splitting the land and if there were any plans for the property in the future.

Tad Heflick of 404 N Liberty St. Plymouth, who was one of the applicants, stated that he was unable to afford to buy the entire lot for this property which was what led to the split of the land. Once purchased, he and his wife hope to build a house and a building on that piece of property eventually. He understood that there would be more processes in terms of zoning of the land to do so.

Eads asked if the applicants were wanting to build something industrial there, what the process for that would be. Booker stated that it would just require a building permit, but the building would need to be strictly industrial use.

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

Gaul asked if the county would take care of the drainage at the property. Booker confirmed this.

Commissioners Gidley and Walters moved and seconded to approve of PC 2021-02 as presented. The motion passed by roll call vote.

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

No: None

Absent: Longanecker, Webster, Yadon

City Attorney Surrisi presented Resolution 2021-947: A Resolution of the Plymouth Plan Commission Adopting an Electronic Meeting Policy.

Surrisi stated that this policy came about due to the Emergency Powers coming to an end at the end of the month. This Resolution would allow for the Commission to continue to hold meetings virtually and have members attend electronically. It would follow the State Statute that was recently passed allowing for electronic meetings. The resolution requires that six members be physically present, individual members cannot attend more than half of the year's meetings virtually. A member can only attend two meetings in a row virtually, before they would need to attend in person. If anyone attends the meeting virtually all votes would need to be done by roll call vote. Lastly, in order to vote at a meeting, the member would need to be seen and heard. If someone were to lose connection during a meeting, they would still be counted as present, but would be unable to vote until they could be seen and heard. There was a list of items that could not be discussed at a meeting virtually such as authorizing a fee or penalty included in the state statute.

Rupchock-Schafer asked if the exception for illness or other medical condition if that would only apply to the member of the Plan Commission or if it would include family as well. Surrisi stated that his interpretation would be that it could be for family as well.

Rupchock-Schafer asked if they should add that wording into the Resolution or if it would be okay as it. Surrisi stated that he believed that the wording did not need to be added.

Commissioners Secor and Rupchock-Schafer moved and seconded to approve Resolution 2021-947, A Resolution of the Plymouth Plan Commission Adopting an Electronic Meeting Policy as presented. The motion passed by roll call vote.

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

No: None

Absent: Longanecker, Webster, Yadon

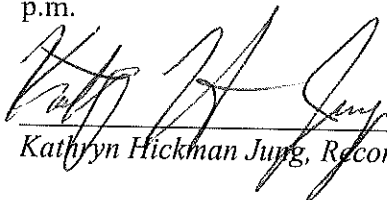
Surrisi stated that he hopes to bring forth some amendments to the zoning ordinance over the next several months. A few years ago, the city adopted a complete streets policy; he and a small committee are also looking at this policy and work on implementing it.

Building Commissioner Hammonds stated that he sent a letter to the West Jefferson St. address where the storage units are letting them know they were in violation. They will most likely reach out for a variance at the next meeting.

Feece asked if a variance would be needed for a used car lot on Jefferson Street. Hammonds stated that no they do not need a variance for that there.

Gidley asked if there was anything that could be done about the storage containers out in front of the Holiday Inn as they are nearing the right of way and look pretty shabby. Hammonds stated that it depends on how they are using the containers, but he would look into it.

There being no other business to come before the Commission, Commissioners Gidley and Walters moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:30 p.m.



Kathryn Hickman Jung, Recording Secretary