

PLYMOUTH PLAN COMMISSION

June 1, 2021

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on June 1, 2021 at 7:00 p.m.

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

Commissioners Webster and Walters moved and seconded to approve the minutes of last regular meeting of May 4, 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 May 19, 2021:

NOTICE OF PUBLIC HEARING	116 Legals
<p>The Plan Commission of the City of Plymouth, Indiana will hold a hearing on June 1, 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:</p> <p>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 1.032 acres and Lot 2 of 4.556 acres, on parcel 50-32-93-202-096.000-019, located at 320 N. Kingston St.,</p>	<p>Plymouth, IN 46563, zoned C-1, General Commercial District.</p> <p>PC 2021-03: Jose and Carolina Gallardo 13784 6A RD., Plymouth, IN 46563: A two (2) lot Minor Subdivision on parcel 50-42-20-000-004.000-009, located at 13784 6A RD, Plymouth, IN 46563, zoned R-1, Rural Residential District.</p> <p>PC 2021-04: Habitat for Humanity of Marshall County, INC, P.O. Box 524, Plymouth, IN 46563: A four (4) lot subdivision located on West Garro Street, parcel</p>

50-32-93-103-029.000-019, 413-419 W. Garro Street, zoned R-3, Traditional 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. 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, May 19, 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 for the tabled request. He stated that the drainage plan for the plat was under review and everything else had been approved already at this point. In turn that would leave the commission with three routes that they could take for this case. The first option would be for the commission to table the case until the next meeting. The second would be to table the case and schedule a special meeting later in the month. Lastly, would be to approve the plat pending the approval of the drainage plan and not sign the plat until after the drainage plan was approved.

Webster asked if there was anything done about sidewalks for this case. Booker stated that the applicant was present to talk about the updated plat.

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John Wojtila of Zaremba Land Development stated that sidewalks have been added to the plat on the west side of the building toward Jefferson Street and then will run along Jefferson Street. The right-of-way was going to be granted on the northwest corner of the lot. During the process of the research and creation of the drainage plan, they found that they needed to add new catch basins and it would require all new pipes. They also found that the pumps in the pump station were not of sufficient size and would need to be replaced. There are still a couple of calculations that the Engineer was running, one of which was the time of concentration. If they were to assume 5 minutes for each, there would need to be two pipes of which would need to be changed from 12" to 18". If they were able to calculate it as more than 5 minutes for time of concentration, nothing would need to be changed from their current plan. Yet, this would be quite an upgraded storm drainage plan for the property. Wojtila asked for the Commission to approve the plat pending approval of the drainage plan.

Gidley asked if a new inlet would be placed where the slight bend on the existing lot would be replaced as well. Wojtila stated that a new catch basin would be put at that area.

Rupchock-Schafer asked if a plat had been approved and not signed until a drainage plan had been approved had ever happened in the past. Feece stated that it had been done before.

Gaul added that at the most recent Board of Public Works meeting the board approved a fence fully surrounding the detention pond where the storm water from this would drain to.

Surrisi added that donating the right-of-way would require approval from the Board of Public Works and Safety as well, and should be considered for the future.

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

There were no comments from the public.

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

Commissioners Walters and Secor moved and seconded to table PC 2021-01 until a Special Session on June 15, 2021 at 7:00 pm. The motion carried by roll call vote.

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

No: Webster

Absent: Yadon

PC 2021-03: Jose and Carolina Gallardo 13784 6A Rd, Plymouth, IN 46563: A two (2) lot Minor Subdivision, Gallardo Minor Subdivision on parcel 50-42-20-000-004.000-009, located at 13784 6A Rd, Plymouth, IN 46563, zoned R-1, Rural Residential District.

Plan Consultant Booker reviewed the findings of fact and reviewed his report. He stated that the applicants wished to divide off a piece of their land from their home. He had also visited the health department and found a septic permit for the property to ensure that the septic field was contained on the parcel. They had found that the septic field was in fact not contained on the parcel and the plan was then changed to correct this. The Clifford Brown ditch was also added to the plan from the original plan as well.

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Gaul asked if the county would be handing the drainage on this case. Booker replied that the county would be handing the drainage.

Jose and Carolina Gallardo were present to discuss their case and answer the questions of the board.

Gidley asked if the piece of land that does not include the house was being farmed currently. Carolina Gallardo stated that this piece of land was being farmed.

Gidley asked if they were expecting to sell off the piece of land without a house or just separate it. C. Gallardo replied that they were just separating it for now.

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

There were no comments from the public.

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

Commissioners Webster and Walters moved and seconded to approve PC 2021-03 as presented. The motion passed by roll call vote.

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

No: None

Absent: Yadon

PC 2021-04: Habitat for Humanity of Marshall County, Inc., P.O. Box 524, Plymouth, IN 46563: A four (4) lot subdivision located on West Garro Street, parcel 50-32-93-103-029.000-019, 413-419 W. Garro Street, zoned R-3, Traditional Residential District.

Plan Consultant Booker reviewed the findings of fact and reviewed his report. He mentioned that these parcels were approved in 2020 one at a time by the plan commission. The original plans were based on using a storm man hole being their outlet. They later found that the man hole that they were planning on using was an old railroad man hole which was privately owned. They in turn had to change to the city man hole which was south west of the railroad man hole. The city manhole's elevation was much shallower requiring the basing to be much wider. Dean Byers and Brent Martin then approached the landowner to the south, and they donated a 10-foot stretch of land to Habitat for Humanity. There was also an easement dedication added to the original plan that was included on this one as well.

Rupchock-Shafer asked if sidewalks were included on this plan. Brent Martin and Booker stated that sidewalks were included in the plans.

Booker added that the Technical Review Committee talked about the change of the easement dedication, the new drainage information, and about sidewalks in this area in which Habitat was in talks with the Mayor on the placement of the sidewalks.

Brent Martin was present to discuss the case and answer the questions of the board. He added that the city in their street plan will be doing a major update of sidewalks in the future, and that they plan to

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work with the city on installing sidewalks. NIPSCO requested that the sidewalks be away from the property line in order to set their pedestals on the south edge of the sidewalk.

Martin added that a week and a half ago from the date of this meeting they received notice from PNC bank that they were giving the project a \$20,000 grant. This grant was needed due to being over budget due to material costs increasing. Their maximum grant allowance for this project would remain \$400,000 from the IHCDA. In turn they lowered the number of homes that they would complete to 6 homes, but if they were to find the additional \$20,000, they would be able to do a third house in Plymouth making it 7 total homes being constructed during this project. Originally while applying for this grant, they went to the Plymouth City Council and asked for them to be the backstop if they were unable to get the grant. After this notice from PNC that they had been granted the \$20,000 they notified the City Council that their funding would no longer be needed since they had received the grant. In turn 3 of these homes will be built on 3 of these parcels during this project. The last one will be built at another time through another housing grant that has yet to be applied for.

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

Tim Daniels of 816 N. Center Street, Plymouth asked if this was going to be placed in the old Eagle's parking lot, or if it was in the old scrap yard next to it. Feece stated that this would be the lot right next to the old Eagle's parking lot which would house these parcels, and that the scrap yard was further down the road.

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

Commissioners Pinkerton and Rupchock-Schafer moved and seconded to approve PC 2021-04 as presented. The motion passed by roll call vote.

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

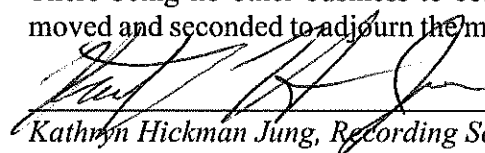
No: None

Absent: Yadon

Plan Consultant Booker explained that the Complete Streets Committee had met recently and they were working to correct some conflicts between the zoning ordinance and the subdivision ordinance. Booker updated the Commission on some changes specifically about sidewalks that will be coming before the Commission here soon at a public hearing to be approved. City Attorney Surrisi added that the City Council just adopted the Marshall County Trails Master Plan on the 24th of May which would also play a role in the changes made to these ordinances. He stated that he would be getting out a digital copy to the commission soon.

Gidley asked when the next code enforcement update would be given the commission. Surrisi stated that he would email this information out to the commission at the conclusion of the meeting.

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 8:02 p.m.


Kathryn Hickman Jung, Recording Secretary