

PLYMOUTH PLAN COMMISSION

August 3, 2021

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on August 3, 2021 at 7:00 p.m.

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

Commissioners Webster and Walters moved and seconded to approve the minutes of last regular meeting of July 6, 2021. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on July 23, 2021:

NOTICE OF 8/24/21 PUBLIC HEARING

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on August 3, 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 2021-06: Estate of John H. Stone and Judith L. Stone, 7400 Rhodes Lane, Lascassas, TN, 37085 and David M. Norman, 11857 1B RD Plymouth, IN 46563: A two lot Minor Subdivision of Lot 1 of 4.73 acres

116 Legals

and Lot 2 of 16.167 acres on parcel

50-42-31-000-019.000-018 Lincoln HWY., 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 Coordina-

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tor at 574-936-2948.
Kathryn Hickman, Recording
Secretary, Plan Commission,
July 23, 2021
July 23, 2021 PN326047 hspaxlp

PC 2021-06: Estate of John H. Stone and Judith L. Stone, 7400 Rhodes Lane, Lascassas, TN, 37085 and David M. Norman, 11857 1B Rd. Plymouth, IN 46563: A two lot Minor Subdivision of Lot 1 of 4.73 acres and Lot 2 of 16.167 acres on parcel 50-42-31-000-019.000-018 Lincoln Hwy, Plymouth, IN 46563, zoned I, Industrial District.

Plan Consultant Booker reviewed the findings of fact and presented his report. He stated that the plat is an L shaped lot of which the top smaller part that is being divided off contains substantial wetlands. He added that he believes that this division was being done in order to settle an estate. The Technical Review Committee had studied that easement from these pieces of land to Pioneer Drive. This easement would allow for the neighbor to exit to Lincoln Highway or Pioneer Drive. None of southern plot lines had changed, so in turn the setbacks from the existing buildings had not changed.

Webster asked if both of these lots had been surveyed already. Booker stated that they had.

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

Ronald White of 14958 Lincoln Hwy., asked how this change would affect him. Booker and Feece stated that this should not affect him at all. Booker added that every property within 500 or two properties over, whichever is greater, would receive this notice as required by the state.

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

Commissioners Webster and Walters moved and seconded to approve PC 2021-06 as presented. The motion carried by roll call vote.

Yes: Gaul, Pinkerton, Secor, Walters, Webster, Yadon, Feece

No: None

Absent: Eads, Gidley, Longanecker, Rupchock-Schafer

Plan Consultant Booker brought forth some proposed changes to the zoning ordinance and the subdivision ordinance. These two ordinances were reviewed by the Complete Streets Committee in which they had proposed to add that "all developments must add public sidewalks along any public streets within or adjacent to the development" to article 6 of the Zoning Ordinances unless an exception was made by the plan commission. Booker added that they also wanted to refer to the complete streets policy in the zoning ordinance and in the subdivision ordinance. Lastly, they wanted to add a reference to 96.061 for the corporate limit sidewalk regulations in the zoning ordinance for specific instructions for the sidewalks that would be required along different streets in the city.

Feece asked what a complete street would mean. Surrisi stated that this would be that the street would give consideration to all types of transportation. This would not mean that every street would require a bike lane or walking path, but it would allow for developers and the city to make improvements in this area when possible.

Webster asked if these changes would always require a sidewalk unless they came before the commission for a variance. Booker confirmed this. Webster stated that he believed that this would help to relieve a lot of the arguments that they have had with developers in the past.

Feece voiced concerns about requiring bike lanes that may never be used. He stated that he would not want the city to create all sorts of bike lanes around the city that do not get used, like the ones in South Bend as it would be a waste of tax payer's money. Webster stated that it would depend as Bremen just put in bike lanes around their city in which are used often and enjoyed by the citizens. Booker added that this could be due to the proximity to Amish communities which travel by bike often.

Booker added that in the subdivision ordinance the complete streets committee had proposed to add that "the subdivider must provide sidewalks in the subdivision as required by standards of article 6 section 190 of the zoning ordinance." Then under section 4.1 of the ordinance Booker suggested that they add that all developments must abide by the complete streets policy. He stated that these changes would be presented to the commission at the next meeting at the public hearing. After this, it would go before the city council for their approval.

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Yadon asked if this would still allow for the requirement of the sidewalks to be passed on to the homeowner. Booker stated that he did not believe that this could be passed on to the homeowner as it specifies that the developer must supply the sidewalks unless they get a variance.

Surrisi stated that part of the Stellar Communities projects contains the sidewalk on Harrison Street connecting all the way to Packard's Woods and from there to Magnetic Park. He stated that they had been working with MACOG on the application for INDOT on this project. He stated that this would be a good addition to these efforts for sidewalks over the next coming years.

Hammonds stated that he would enjoy this change as it would give him direction when working with developers as before he would always have to ask for direction.

Booker stated that with some cases it would be found that sidewalks may not be needed, and for those cases he would bring forth that exception. This would be places where there is little to no foot traffic. Webster stated that he would have no problems with that being the case as this is a needed thing within the city.

City Attorney Surrisi presented Resolution No. 2021-964 A Resolution of the Plymouth Plan Commission Approving Resolution No. 2021-960, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/Oak Road Economic Development Area (TIF #1) and Resolution No. 2021-965 A Resolution of the Plymouth Plan Commission Approving Resolution No. 2021-961, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/Pine Road Economic Development Area (TIF #3).

Surrisi stated that this was part of the process to amend the plans for TIF Districts #1 and #3. The proposal was to add a new project to the project list for both of these TIF Districts. This project was to participate in the design and expansion of the Veteran's Parkway to Pioneer Drive. This would be in cooperation with the county. Previously, they had submitted an application with the county for the entire expansion of the parkway. This application was denied by INDOT and no funding was awarded. After talks with the County and INDOT leadership, the city was encouraged to start the preliminary engineering and split the application in two. The Plan Commission's portion of this project would be to confirm that this project would fall in line with the goals of the Comprehensive Plan, before getting approved by the city council and then having a public hearing with the Redevelopment Commission before being added to the project list.

Webster asked if the project would end at the north edge of the state highway property or would it go to 7th Road. Surrisi stated that it would go to 7th Road.

Webster asked if Stan Klotz had anything to add as the representative from the county, Klotz stated that the county council had voted on the project at a 5:2 vote with the majority being for the project. The main concerns for the project were that there were not very many good views from the citizens of the county at this time and the worry of both applications for the project getting approved together. Other than that, these concerns would not have very much to do with what the Plan Commission was doing at this point.

Commissioners Webster and Walters moved and seconded to Approve Resolution No. 2021-964 and Resolution No. 2021-965. The motion passed by roll call vote

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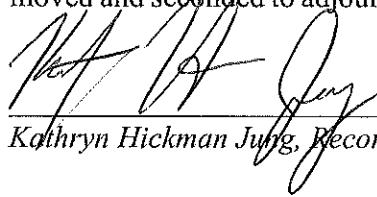
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Yes: Gaul, Pinkerton, Secor, Walters, Webster, Yadon, Feece

No: None

Absent: Eads, Gidley, Longanecker, Rupchock-Schafer

There being no other business to come before the Commission, Commissioners Webster and Pinkerton moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:43 p.m.

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

Kathryn Hickman Jung, Recording Secretary