

## PLYMOUTH PLAN COMMISSION

September 7, 2021

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

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Rick Gaul, Mark Gidley, Beth Pinkerton, Angela Rupchock-Schafer, Linda Secor, Bill Walters, Fred Webster and John Yadon answering roll call. Commissioner Randy Longanecker was 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 August 3, 2021. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on August 26, 2021:

**NOTICE OF PUBLIC HEARING**  
The Plan Commission of the City of Plymouth, Indiana will hold a hearing on September 7, 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 2021-07:** Construction Management & Design, Inc., 1906 N. Oak Dr., Plymouth, IN 46563: Final Subdivision Application for Menominee Heights Subdivision - Phase 2, located east of Nutmeg Road and south of Poplar Street consisting of nineteen (19) lots on parcel 50-32-08-201-071.000-019, zoned R-2, Suburban Residential District.

**PC 2021-08:** City of Plymouth, 124 N. Michigan Street, Plymouth, IN 46563: An amendment to the Plymouth Zoning Ordinance, Article 6, Section 190, Public Improvement Standards, A. General Requirements to add the Plymouth Complete Streets Policy. To Article 6, Section 190, Public Improvement Standards, B. Sidewalks to be changed to the following "All developments shall be required to install public sidewalks along any public streets within and adjacent to the development unless an exception is granted by the Commission and approved according to the exception procedure of the City of Plymouth Complete Streets Policy." Also add number "4. Refer to 95.061 for corporate limit sidewalk regulations"

**PC 2021-09:** City of Plymouth, 124 N. Michigan Street, Plymouth, IN 46563: An Amendment to the Plymouth Subdivision Ordinance Section 5.4 - Sidewalks: "The subdivider shall provide sidewalks in the subdivision as required by the standards of Article 6, Section 190, B. Sidewalks in the Plymouth Zoning Ordinance." Also Section 4.1 - Principles of Street Design add "All developments must abide by the City of Plymouth Complete Streets Policy".

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, August 26, 2021

**PC 2021-07:** Construction Management & Design, Inc. 1906 N. Oak Dr., Plymouth, IN 46563: Final Subdivision Application for Menominee Heights Subdivision - Phase 2, located east of Nutmeg Road and South of Poplar Street consisting of nineteen (19) lots on parcel 50-32-08-201-071.000-019, zoned R-2, Suburban Residential District.

Plan Consultant Booker reviewed the findings of fact and presented his report. He stated that the Menominee Heights Subdivision started on November 8, 2006. At this meeting they got permission for Phase I. Originally this was going to be a three-phase plan, but with this plat it seems that they would only need two phases.

Booker stated that he was unsure as to what the Technical Review Committee had decided about the alley. Hammonds stated that the old alley would be vacated after the approval of this plat.

Booker stated that two cul-de-sacs would need to be dedicated to the City of Plymouth. There would be a few other items that will need to be discussed about the utilities and streetlights that would come after the approval of the plat.

PLYMOUTH PLAN COMMISSION

September 7, 2021

Booker asked Gaul if they already had their drainage plan approved. Gaul stated that it was originally approved in Phase I and were planned to just expand this with Phase II.

Gidley asked if the next two agenda items would affect this plat. Booker stated that they would be required to provide sidewalks.

Yadon asked if this would require a wider sidewalk. Booker stated that no they would just need to match the existing standard size sidewalk.

Phillip Morton of 145 E Third Street Marion, IN and Burt Richardson were present to discuss their request and answer the questions of the board.

Gidley asked if the sidewalks would be built with each house or if they would do all of the sidewalks in unison in case of one house at the back of a cul-de-sac only having a sidewalk in front of it and vacant lots near it not having sidewalks. Morton stated that they plan to build all of the houses at the same time so that should not be an issue.

Feece mentioned that at first, they did try to do this without cul-de-sacs as he believed that they were dangerous. Morton stated that they did not change anything in the plan as they just picked it up where they left off. This way that the houses could start being put in faster.

Rupchock-Schafer asked for Richardson to talk more about the potential alley vacation. Richardson stated that as the alley sits now, it would cut two of the lots in half. Their plans are to create a new alley that still connects to Nutmeg but would go around the lots so that this would not become a dead end.

Booker asked who would maintain the alleyway. Morton stated that the alleyway would be dedicated to the city. Booker stated that they would then have to construct the alleyway to the city standards. Morton agreed.

Gidley asked if they were aware of any utilities that ran down that alley. Morton stated that they were not aware of any utilities that ran down that alleyway. Bidley asked if they intended to put any utilities down the alleyway. Morton stated that they were not. Surrisi stated that this was talked about at the Technical Review Committee Meeting. The Utilities intend to extend a loop of the waterline all the way up Nutmeg and to Poplar Street in order to get better water service.

Yadon asked if they knew of any standards that had changed since 2006 to current. Morton stated that they were not aware of any changes in the utilities or street perspectives. He added that as for the drainage they will just be upsizing the drainage system as it states in the plans. Richardson added that the pond and drainage area would be included in the sale of the lots and would be owned by the homeowners.

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

Daniel Clough of 833 Poplar Street asked about when they would start moving dirt on the project. Richardson stated that they hoped to be moving dirt this fall. This would just be grading of the land in that area. This would be near the end of September and the beginning of October.

## PLYMOUTH PLAN COMMISSION

September 7, 2021

Cindy Clough of 833 Poplar Street stated that she noticed that the alleyway would be moving. She asked if this was going to be set in stone. The alleyway would indeed be moving due to the previous developer still owning that property.

Megan Weisenberg of 1100 Elm Street asked how this would affect her as one of the lots were placed very close to her back yard. Morton stated that the house would be no closer than 10 feet from the property line to her property due to setbacks.

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

Commissioners Gidley and Yadon moved and seconded to approve PC 2021-07 as presented. The motion carried by roll call vote.

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

No: Feece

Absent: Longanecker

**PC 2021-08:** City of Plymouth, 124 N. Michigan Street, Plymouth, IN 46563: An amendment to the Plymouth Zoning Ordinance, Article 6, Section 190, Public Improvement Standards, A. General Requirements to add the Plymouth Complete Streets Policy. To Article 6, Section 190 Public Improvement Standards, B Sidewalks to be changed to the following "All developments shall be required to install public sidewalks along any public streets within and adjacent to the development unless and exception is granted by the Commission and approved according to the exception procedure of the City of Plymouth Complete Streets Policy." Also add number "4, Refer to 96.061 for corporate limit sidewalk regulations".

Booker stated that this was forwarded to the Plymouth Plan Commission from the Complete Streets Committee. This was due to the current Zoning Ordinance not having a reference to the Complete Streets Policy. There may be places where the Commission may not want to require sidewalks, but those would be brought before the Commission when the subdivision is being approved and an exception could be made. The reference to the corporate limit sidewalk regulations would allow this to be found a bit easier for a developer.

Webster asked if this would only apply to city limits. Booker stated that this would also apply to the 2-mile zone as well.

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

There were no comments from the public.

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

Booker stated that if this were to be approved it would need to go before the Board of Public Works for approval.

PLYMOUTH PLAN COMMISSION

September 7, 2021

Commissioners Webster and Rupchock-Schafer moved and seconded to approve PC 2021-08 as presented. The motion carried by roll call vote.

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

No: None

Absent: Longanecker

**PC 2021-09:** City of Plymouth, 124 N. Michigan Street, Plymouth, IN 46563: An Amendment to the Plymouth Subdivision Ordinance Section 5.4 – Sidewalks. “The Subdivider shall provide sidewalks in the subdivision as required by the standards of Article 6, Section 190, B. Sidewalks in the Plymouth Zoning Ordinance.” Also, Section 4.1 – Principles of Street Design add “All developments must abide by the City of Plymouth Complete Streets Policy”.

Booker stated that this would connect the Subdivision to what was just passed for the Zoning Ordinance. The addition to the Principles of Street Design would be to once again refer to the Complete Streets Policy.

Gidley asked if this would apply for curbs as well. Booker stated that developers could do curbs or swales, but it would require sidewalks in the area.

Yadon asked if this would still allow for retrofitting or if this would require the standard for that area now. Booker stated that it would depend on that area and when the plat was approved with the sidewalk sizing.

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

Art Jacobs of 13268 Nutmeg Trl. asked if there was anything on the older stuff that would need to comply with ADA. Gaul stated that he believed that ADA states that it has to be 4 foot wide with passing areas every so often. Jacobs stated that it would be best to always go to the 4-foot minimum even if it doesn't match completely to the existing sidewalk.

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

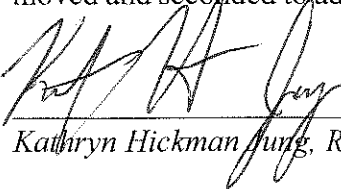
Commissioners Webster and Walters moved and seconded to approve PC 2021-09 as presented. The motion carried by roll call vote.

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

No: None

Absent: Longanecker

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



Kathryn Hickman, Recording Secretary