

PLYMOUTH PLAN COMMISSION

November 2, 2021

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on November 2, 2021, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Mark Gidley, Beth Pinkerton, Linda Secor, Fred Webster and John Yadon answering roll call. Commissioners Rick Gaul, Randy Longanecker, Angela Rupchock-Schafer and Bill Walters 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 Secor moved and seconded to approve the minutes of last regular meeting of September 7, 2021. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on October 21, 2021:

NOTICE OF PUBLIC HEARING

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on November 2, 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 2021-10: David and Michelle Langdon, 13222 Nutmeg Trl. Plymouth, IN 46563: A re-plat of parcel 50-42-92-303-132.000-019, into Lot 1 of 4,226 square feet and Lot 2 of 2,664 square feet to put each residential home on their own lot, located at 1027 N. Walnut Street, Plymouth, IN 46563, zoned R-3 Traditional Residential District.

PC 2021-11: Delenor I. and Linda Lou Wenzel, 9595 Deer Trail, Plymouth, IN 46563: A re-plat of Lot 1 (parcel 50-32-06-000-222.000-018) to increase it to .9 acres and Lot 6 (parcel 50-32-06-000-227.000-018) to

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reduce it to .73 acres in Country Knoll Subdivision located at 9595 Deer Trail, Plymouth, IN 46563, zoned R-2 Suburban 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, October 21, 2021

PC 2021-10: David and Michelle Langdon, 13222 Nutmeg Trl. Plymouth, IN 46563: A re-plat of parcel 50-42-92-303-132.000-019, into Lot 1 of 4,226 square feet and Lot 2 of 2,664 square feet to put each residential home on their own lot, located at 1027 N. Walnut Street, Plymouth, IN 46563, zoned R-3 Traditional Residential District.

Plan Consultant Booker reviewed the findings of fact and presented his report. He stated that these houses had come before the Board of Zoning Appeals the month previous to get multiple variances for the setback requirements and lot sizes due to the existing conditions on the lot and their intention to separate the lot into two. He added that it was likely that these two houses were built before the zoning and subdivision ordinances were set in Plymouth which was why these conditions exist. The only stipulation of the Board of Zoning Appeals was that the shed on the property did not meet set back requirements and would need to be removed. He stated that each of these houses were on separate

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utilities. In turn, the Plan Commission would just be considering the splitting of the lot into two so that each house would have its own lot.

David and Michelle Langdon were present to answer the questions of the board. Dave Langdon stated that the shed had been removed already in order to comply with the Board of Zoning Appeals stipulations.

Webster stated that he grew up in the area, and that the second house on the lot was built for a previous owner's mother-in-law to live in.

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

There were no comments from the public.

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

Commissioners Webster and Pinkerton moved and seconded to approve PC 2021-10 as presented. The motion carried by roll call vote.

Yes: Eads, Feece, Gidley, Pinkerton, Secor, Webster, Yadon

No: None

Absent: Gaul, Longanecker, Rupchock-Schafer, Walters

PC 2021-11: Delenor I and Linda Lou Wenzel, 9595 Deer Trail, Plymouth, IN 46563; A re-plat of Lot 1 (parcel 50-32-06-000-222.000-018) to increase it to 0.9 acres and Lot 5 (parcel 50-32-06-000-227.000.018) to reduce it to 0.73 acres in Country Knoll Subdivision located at 9595 Deer Trail, Plymouth, IN 46563, zoned R-2 Suburban Residential District.

Plan Consultant Booker reviewed the findings of fact and presented his report. He stated that these changes met all regulations in the district. There was only a hay field on the lots which would be reconfigured.

Delenor Wenzel was present to speak about his case and answer the questions of the board. He stated that the reasoning behind this reconfiguring was to decrease the length of the longer lot.

Gidley asked if this re-plat would still follow the septic specifications. Wenzel stated that it does. Booker added that the Health Department would need to sign off that it met these specifications before the plat could be recorded.

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

There were no comments from the public on this case.

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

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Commissioners Webster and Yadon moved and seconded to approve PC 2021-11 as presented. The motion carried by roll call vote.

Yes: Eads, Feece, Gidley, Pinkerton, Secor, Webster, Yadon

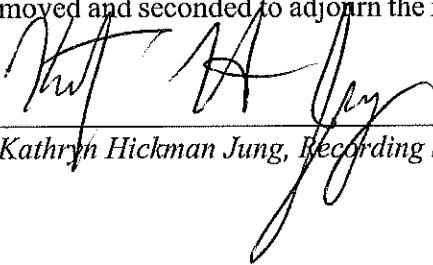
No: None

Absent: Gaul, Longanecker, Rupchock-Schafer, Walters

Local Architect, Kurt Garner addressed the Commission on the history and benefits of the Historic District, National District and Historic Overlay Districts. He urged the Commission to learn about these benefits and to take advantage of some of these aspects in the future.

Yadon asked Garner for a memo containing the advantages of each of these districts. Garner stated that he could work to get this around for the commission.

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 7:44 p.m.



Kathryn Hickman Jung, Recording Secretary

