

PLYMOUTH PLAN COMMISSION

January 4, 2022

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on January 4, 2022, at 7:00 p.m.

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

Commissioners Webster and Eads moved and seconded to approve the minutes of last regular meeting of December 7, 2021. The motion carried.

Commission Member Feece announced that the meeting would start with the reorganization of the commission.

Commissioners Webster and Gidley moved and seconded to retain Doug Feece as president. Commissioners Webster and Gidley moved and seconded that the nominations be closed. The motion to close nominations and elect Doug Feece as president carried by roll call vote.

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

No: None

Absent: None

Abstain: Feece

Commissioners Feece and Webster moved and seconded to retain Alex Eads as vice president. Members Feece and Gidley moved and seconded that the nominations be closed. The motion to close nomination and elect Alex Eads as vice president carried by roll call vote.

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

No: None

Absent: None

Abstain: Eads

Commissioners Gidley and Eads moved and seconded to retain Fred Webster as secretary. Members Feece and Eads moved and seconded that the nominations be closed. The motion to close nominations and elect Fred Webster as secretary carried by roll call vote.

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

No: None

Absent: None

Abstain: Webster

Commissioners Feece and Webster moved and seconded to retain the same meeting days and times, the first Tuesday of each month at 7:00 p.m. in the City Council Chambers. With the exception of the May meeting being changed to Wednesday the 4th. The motion carried.

PLYMOUTH PLAN COMMISSION

January 4, 2022

Commissioners Feece and Eads moved and seconded to retain Fred Webster as County Liaison and to retain the same appointed members to the Technical Review Committee. The motion carried with all in favor.

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

NOTICE OF PUBLIC HEARING

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on January 4, 2022 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 2022-01: Plymouth Center Limited Partnership, 333 Richmond RD, Suite 320, Beachwood, Ohio 44122: A minor subdivision of two (2) lots on parcel

50-42-29-303-008.000-019, at 1500 Pilgrim LN., Plymouth, IN 46563, zoned C-3 Corridor Commercial 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, December 23, 2021

PC 2022-01: Plymouth Center Limited Partnership, 1500 Pilgrim LN., 46563: A minor subdivision of two (2) lots on parcel 50-42-29-303-008.000-019, at 1500 Pilgrim LN., Plymouth, IN, 46563, zoned C-3 Corridor Commercial District.

Plan Consultant Booker reviewed the findings of fact and presented his report. He received two variances at BZA last month. The first was zero-foot side yard setback variance between Tractor Supply and the old JC Penny building. The second was a surface area variance. The proposal of these two different lots with variances meet the standards and ordinances.

The applicant Robert Lawyer from Chase Properties was present to talk about the request and to answer the questions of the board.

Commissioner Feece asked what the reason was for this variance. Lawyer stated that he was hired to separate this parcel into two lots and as for the reason he is unaware what Tractor Supply plans to do after that has been achieved.

Commissioner Gidley states that he is happy that Tractor Supply is wanting to purchase this property instead of renting it. He also states that his concern last time and this time is that nobody here can truly answer questions in regards as to what the financial motivation is for purchasing this lot. He's concerned that the seller is selling off a prime piece of the property and now we are going to be left with a substantially empty piece. Gidley discussed this with Webster and believes that their discussion held some weight. They discussed that they can't start building anything yet without coming back and getting permission again.

PLYMOUTH PLAN COMMISSION

January 4, 2022

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 Webster and Gidley moved and seconded to approve PC 2022-01 as presented. The motion carried by roll call vote.

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

No: None

Absent: None

City Attorney Sean Surrisi came forward with Resolution No. 2022-988: A Resolution of the Plymouth Plan Commission Approving Resolution No. 2021-984, A Declaratory Resolution by the Plymouth Plan Commission Amending the Economic Development Plan for the US/30 Pine Road Economic Development Area (TIF #3)

Surrisi stated that there was a correction made last minute so the council received the incorrect resolution in their packets. He then went on to describe Resolution No. 2021-984 since it was not sent to the council.

Commissioners Websters and Eads moved and seconded to approve Resolution No. 2022-988 as is. The motion carried by roll call vote.

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

No: None

Absent: None

Plan Consultant Booker required some signatures for a prior plaque from CTS Realty since they had to make some corrections.

Building Commissioner Hammonds wished to offer some food for thought to the Commission. The Indiana Residential Code for tiny homes as of right now has to be only 88 square feet. He asked if the board would be interested in either making that bigger or smaller. He asks because he has had some residents request information recently on tiny homes.

Commissioner Webster asks if 88 square feet is currently what is in compliance with the state. Hammonds states that is correct.

Commissioner Webster asks if there is anything coming up in the legislature later this year regarding this. Hammonds says he is unaware if there is.

Commissioner Webster added that in South Bend and Goshen, they were discussing putting up a stretch of tiny homes.

PLYMOUTH PLAN COMMISSION

January 4, 2022

Commissioner Feece says that the board will need some time to discuss and think about it before presenting anything.

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

Kyle L. Williams

Kyle Williams, Recording Secretary