

## PLYMOUTH PLAN COMMISSION

March 1, 2022

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on March 1, 2022, at 7:00 p.m.

Commission Vice-President Alex Eads called the meeting to order for Commissioners Mark Gidley, Beth Pinkerton, Bill Walters, Linda Secor, and Fred Webster answering roll call. Commissioners Doug Feece, Angela Rupchock-Schafer, Randy Longanecker, and John Yadon were absent. 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 Gidley and Webster moved and seconded to approve the minutes of last regular meeting of February 1, 2022. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on February 17, 2022:

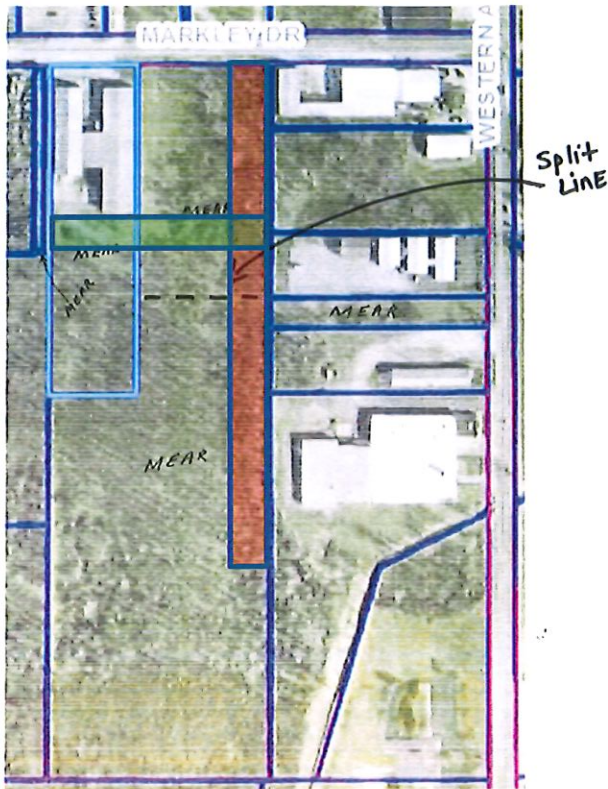
116 Legals	
<b>NOTICE OF PUBLIC HEARING</b> The Plan Commission of the City of Plymouth, Indiana will hold a hearing on March 1, 2022 at 7:00 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters: <b>PC 2022-03:</b> Phyllis Mear, P.O. Box 458, Plymouth, IN 46563: A minor subdivision of two (2) lots on parcels 50-42-32-102-152.000-019, 50-42-32-102-135.000-019, 50-42-32-201-121.000-019, and 50-42-32-203-113.000-019, located at 911 Markley Drive Plymouth, IN 46563, zoned I Industrial District.	<b>PC 2022-04:</b> Teachers Credit Union of South Bend, P.O. Box 1395, South Bend, IN 46624: A replat of lots 3 & 4 and the east half of a proposed road in the Plymouth Industrial Development Subdivision on parcel 50-42-31-402-025.000-019, 1501 N Oak Drive, 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 Coordinator at 574-936-2948. Kyle Williams, Recording Secretary, Plan Commission, February 17, 2022

**PC 2022-03:** Phyllis Mear, P.O. Box 458, Plymouth, IN 46563: A minor subdivision of two (2) lots on parcels 50-42-32-102-152.000-019, 50-42-32-102-135.000-019, 50-42-32-201-121.000-019, and 50-42-32-203-113.000-019, located at 911 Markley Drive Plymouth, IN 46563, zoned I Industrial District.

Plan Consultant Booker reviewed the findings of fact and presented his report. This case is to separate and combine the top two parcels and to combine the two bottom parcels. During the Technical Review Committee meeting on the 22<sup>nd</sup> of February, it was discovered that there was a private drain that goes through the area to the ditch. It was decided during those discussions the plat would be revised to include the easement for that drain. This will be maintained by the city. Utility Superintendent Davidson requested this so that the city could get into this ditch to clean it if needed. Mr. Booker adds that he doesn't think that it has been cleaned in a while. This proposal meets all standards and ordinances.

## PLYMOUTH PLAN COMMISSION

March 1, 2022



### Finding of Easement

#### NOTE:

THE CREATION OF THIS PRIVATE DITCH EASEMENT DOES NOT PREVENT USE OF THE 70 FOOT WIDE BY 500 FOOT LONG PORTION OF LOT 2 FROM BEING USED:

- AS EGRESS AND INGRESS FROM/TO THE BULK OF THE 12.70 ACRES THAT CONSTITUTES LOT 2.
- AS AN APPROPRIATE MEANS OF EXTENDING PUBLIC UTILITY SERVICES FROM/TO THE BULK OF THE 12.70 ACRES THAT CONSTITUTES LOT 2.

\*Second Easement Explained Below\*

**Chris Collins, 15438 Menominee Drive, Plymouth, IN 46563:**

He wished to correct that in Mr. Booker's initial report that the land was not vacant and that there was in fact a building on the property as seen in the picture above. Mr. Booker agreed that was his mistake in stating that it was vacant.

Collins adds that they leased this building, about a year ago, and that the tenant has decided that they would like to purchase the building now. But in order to buy it, they needed room to expand. He explains that the tenant ISB Flagg is growing but has no plans to expand at this time. Mr. Collins explains that there was also a second storm sewer easement that would be provided to the city.

Commissioner Gidley asked for clarification that they are planning to do all of these requests in one. Collins explains that they are turning four parcels into two. They are giving the city two maintenance easements that they do not currently have. They are combining the 70-foot easement off of Western Ave with the bottom parcel. He explains that they are trying to clean up a lot of issues in this area that would be better for everybody. They hope to keep a good company here that is growing that could locate anywhere in Indiana, but they like it here in Plymouth. They just would like to know that they can grow here before purchasing.

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

There were no comments from the public.



PLYMOUTH PLAN COMMISSION  
March 1, 2022

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

Commissioners Walters and Webster moved and seconded to approve PC 2022-03 as presented. The motion carried by roll call vote.

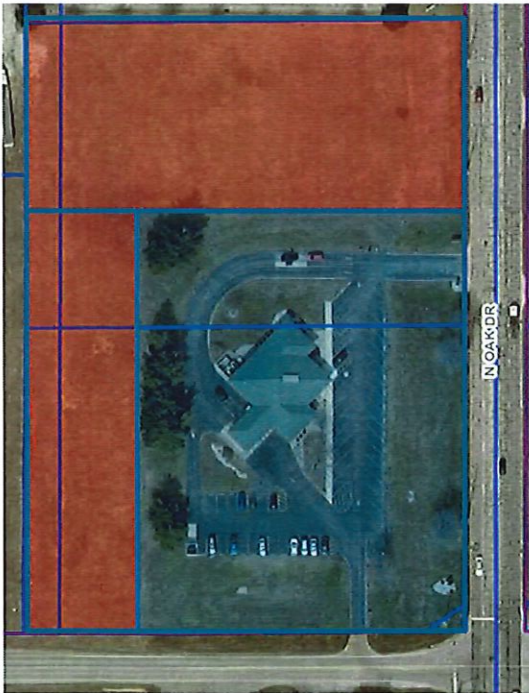
Yes: Eads, Gidley, Pinkerton, Secor, Walters, Webster

No: None

Absent: Rupchock-Shafer, Longanecker, Yadon, Feece

**PC 2022-04:** Teachers Credit Union, P.O. Box 1395, South Bend, IN 46624: A replat of lots 3 & 4 and the east half of a vacant road in the Plymouth Industrial Development Subdivision on parcel 50-42-31-402-025.000-019, 1501 N Oak Drive, Plymouth, IN 46563, zoned I, Industrial District.

Plan Consultant Booker reviewed the findings of fact and presented his report. He explains that we are reducing the number of lots from four to two. Booker explains that from referencing an older plat that the two Parcels on the west side were originally part of a proposed road. He adds that the surveyor is here to answer any questions. This proposal meets all standards and ordinances.



Key

- Lot 1
- Lot 2

Commissioner Gidley states that the wording “proposed road,” should be changed to “vacated road,” to properly document this. It states as follows, “Being a Replat of lots 3 & 4 and the east half of a proposed road in the Plymouth Industrial Development Subdivision.” He restates that this to should be changed to state vacated road too in order to properly document the history of this. He adds that this doesn’t affect whether the Plan Commission votes yes or no on this, but he believes that this plat should reflect what the facts are. The room goes back and forth on this for a while but ultimately agree that it should say vacated.

PLYMOUTH PLAN COMMISSION

March 1, 2022

**Bernard Feeney, 1405 N. Michigan Street, Plymouth, IN 46563:**

Mr. Feeney explains that the purpose of the subdivision is to take 4 parcels of land and split them into two complete pieces of property. He explains the first lot is the Teachers Credit Union property and that the second lot will be available for development. Construction Management and Design and Al Collins are going to be proposing a building on that property pending the approval of this subdivision. He explains that there will be no new curb cuts on Oak Road. He adds that it is important to consider with the amount of traffic out there at this point. He states that the existing road for Teachers Credit Union has been covered with an easement and will allow for that particular portion of the entrance off of Oak Road to be used for entrance to lot two. He explains that all exit and other traffic will go out to Pidco Drive for lot two. He explains that there will be a driveway constructed along the western side of that piece of property and it will go out to Pidco. He reclarifies that there will be no exit traffic out to Oak Road. He explains that there is plenty of room there for the anticipated building and all of the services, asphalt, and other services like drainage that will be necessary.

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.

Commissioners Gidley and Pinkerton moved and seconded to approve PC 2022-04 in subject to amending the words to reflect that the road has been vacated. The motion carried by roll call vote.

Yes: Eads, Gidley, Pinkerton, Secor, Walters, Webster

No: None

Absent: Rupchock-Shafer, Longanecker, Yadon, Feece

**Other Business:**

Mr. Booker believes that there needs to be a discussion on the ordinance for signs. He explains that the city receives a lot of applications for electronic signs in which case they have to go to the Board of Zoning Appeals. He explains that a majority of the requests to put a sign up now are electronic. He adds that two churches that recently wanted to put up electric signs had to come in just because they are zoned residential.

Commissioner Webster adds that since he has been on this board that he has seen a lot of sign issues. He believes that maybe it is time to take a look at the whole thing, not just the electronic part.

With 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 7:27 p.m.

  
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Kyle Williams, Recording Secretary