

PLYMOUTH PLAN COMMISSION

May 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 May 4, 2022, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Mark Gidley, Randy Longanecker, Angela Rupchock-Schafer, Linda Secor, Bill Walters, and Fred Webster answering roll call. Commissioners Alex Eads, Beth Pinkerton, and John Yadon were absent. City Attorney Surrisi 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 April 5, 2022. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on April 21, 2022:

116 Legals	
NOTICE OF PUBLIC HEARING The Plan Commission of the City of Plymouth, Indiana will hold a hearing on May 4, 2022	between Ridgeview Drive and Redbud Drive, 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. Writ- ten objections to the proposal filed at the Clerk-Treasurer's of- fice 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- tor at 574-936-2948. Kyle Williams, Recording Sec- retary, Plan Commission, April 21, 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 2022-07: Wenzel Industries,
9595 Deer TRL, Plymouth, IN
46563: A secondary plat of
Phase III of South Pointe Sub-
division creating sixteen (16)
lots, on parcel
50-32-95-000-371.000-018, be-

PC 2022-07: Wenzel Industries Inc., 9595 Deer TRL, Plymouth, IN 46563: A secondary plat of Phase III of South Pointe Subdivision creating sixteen (16) lots, on parcel 50-32-95-000-371.000-018, between Ridgeview Drive and Redbud Drive.

Plan Consultant Booker reviewed the findings of fact and presented his report. He states the Southpointe Subdivision was first proposed back in 1996. He states that in 1997 Phase One was approved, in 2000 Phase Two was approved, and in 2012 Phase Four was approved. He states now they are presenting Phase Three. He states that the Technical Review Committee met on April 26, 2022 to discuss this. He adds that the Subdivision is going to use private water and sewage so the Health Department will have to sign the plat before any building permits can be handed out for those lots. He adds that Del Wenzel is here to answer any questions.

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Key:
New Development - Green

Commissioner Rupchock-Schafer states that she sees no sidewalks in the old development and wonders if they will be included in the new development.

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Booker states that they are not included in the new development since they were not included in the preliminary plan so it would be hard to put them in the new one.

Rupchock-Schafer states that given what was changed that they are required now. She asks if she is correct.

Booker states that this one is grandfathered. He states that he wished he could change it but it would just put sidewalks on this lot and there would be none on the other completed phases.

Commissioner Feece asks if the culdesac would be gone.

Booker agrees. He adds that the only other change on this from the original design is that previously they had an entrance to the south where lot #8 would be to instead be between lot #9 and lot #10.

Mr. Wenzel states that at one time they had 19 lots but it has since been changed to 15 to allow some lots to be bigger.

Commissioners Webster and Rupchock-Schafer moved and seconded to open the public hearing. The motion carried.

Thomas Hellinga (11921 Ridgeview Dr., Plymouth, IN 46563):

He asks where the road to the South will go.

Feece states that it was made in case someone was to add another subdivision so there will be another entrance to combine the two.

He asks if that was required at the time. Booker and Feece agree.

Feece clarifies that it isn't going to go anywhere but it is a dead end right now. He adds that he believes he was the one that required that if he remembers correctly.

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

Commissioners Gidley and Webster moved and seconded to approve PC 2022-07 as presented. The motion carried by roll call vote.

Yes: Gidley, Longanecker, Secor, Walters, Webster, Feece

No: Rupchock-Schafer

Absent: Eads, Pinkerton, Yadon

Other Business:

Booker states that the suggestions for changes to the zoning ordinances have been emailed to the Commission and asks them for their opinion on them. He states that if they wish to move forward now that they can make it a public hearing next meeting.

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Feece states to make it a public hearing next month.

Building Commissioner Keith Hammonds:

Building Commissioner Hammonds would like the board to entertain the thought of updating the zoning map. He states that with Centennial Crossings having new roads on it and they wish to put additional new roads on it. He states it would be a good idea to update the map with the new roads on it.

Webster asks what the procedure would be for them to do this.

Hammonds states that they would have the GIS Coordinator Chris Marshall draw it up and show it to them.

Webster asks if Chris would take care of all of that if they were to ask him. Hammonds agrees.

City Attorney Surrisi states that this would also be an opportunity to consider any zoning changes for properties if they think that is necessary.

Commissioner Gidley asks Hammonds if he has any zoning changes that he thinks are necessary.

Hammonds states that the only he knows of is the one that they changed for DC Garage on Lake Avenue. He states that they rezoned that one. He states that he has mentioned this before but the Historic Housing is a little bit larger than what he thinks it is. He adds that is his opinion but it is worth taking a look at.

He states that he thinks the ordinance states that PUD's such as Centennial Crossings should be a different color other than what is currently there.

Gidley asks if there are any other subdivisions to be considered in the near future and if they should hold off.

Hammonds states that the only one would be the one on Discovery Court. He states that they discovered since they came in that the roads were not as developed as they thought they were so they had to put in more money so they are started that project first before they come back to their original one.

Gidley asks if they should hold off or proceed.

Hammonds states that they will be working on a project in Peru so they will be out of town for a while.

Webster asks if they will need a motion for this.

Surrisi states that he does not think so but if they are in favor of this that Mr. Hammonds can start up discussion with Mr. Marshall. He states that the Board can look over it for a meeting or two so they can get it in a state that they like before calling for a public hearing on it.

Webster states that it would be a good idea to get the ground work laid out for it.

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Other Business 2:

Feece states that they give Walmart special treatment to put their parking lots in the size that they have. He states that Collins on Oak Road has big parking for their strip malls. He states that they let them put seasonal items out there for sale. He adds that it is really bad at the hardware store since they are taking up the whole front of their building. He knows that they are hurting themselves by not offering enough parking spaces. He states that he thought there were rules for that so he thinks that it is worth addressing or looking into. He states that he does not know but he thinks that Walmart has done some of their lots a little different. He states that when you go down their isles that it is really close. He states that he feels sorry for the people because a lot of accidents in these areas are hit and runs. He states that in one week he counted five hit and runs between Walmart and Kroger's parking lot.

Rupchock-Schafer states that her mother's vehicle was hit last month in the Kroger's parking lot.

Feece states that the last person stated that they had received a note. He adds that it was like his faith was restored back into humanity. He states that it changed after he read it because all it stated was, "Sorry that I hit your truck." He states no name, address, or nothing.

Feece states that he also wants to push sidewalks down the city and that Oak Road needs some because some day someone is going to get killed walking on Oak Road to go to work. He states that every winter he goes down Oak Road that he always sees someone walking right down the middle of the street. He adds why it has not happened yet he does not know because people drive crazy going down that road.

Walters states that he wishes to agree on the use of parking lots for display and there needs to be a stop to that.

Rupchock-Schafer states that she fully agrees on the need for more sidewalks.

Walters states that they need to include Harrison Street on the list for more sidewalks.

With 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 7:24 p.m.



Kyle Williams, Recording Secretary