

PLYMOUTH BOARD OF ZONING APPEALS

May 4, 2022

The Plymouth Board of Zoning Appeals met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on May 4, 2022, at 7:30 p.m. Board Member Mark Gidley called the meeting to order for Board Members Alan Selge, Keith Wickens, and Linda Secor. Board Members John Yadon and Art Jacobs were absent. Others present were City Attorney Sean Surrisi and Plan Consultant Ralph Booker.

Board Members Selge and Secor moved and seconded to approve the minutes of April 5, 2022. The motion carried.

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

116 Legals	
NOTICE OF PUBLIC HEARING The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a public hearing on May 4, 2022 at 7:30 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters: BZA 2022-08: Plymouth Community School Corp, 611 E.	Berkley St., Plymouth, IN 46563: A Variance of Developmental Standards to have a 20.1 square foot electronic message sign, six (6) feet high, eleven (11) feet and one (1) inch wide on parcel 50-32-94-101-022.000-019, located at 1101 S. Michigan St., Plymouth, IN 46563, zoned R-2, Suburban Residential District BZA 2022-09: American Containers, 2526 Western Ave., Plymouth, IN 46563: A Variance of Development Standards request to have a twenty-five (25) front yard setback to construct a 112 x 440-foot building addition at 2526 Western Ave., Plymouth, IN 46563 on parcel 50-42-29-403-001.000-019, 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, Board of Zoning Appeals, April 21, 2022 <small>April 21, 2022 PN334403 hspaxlp</small>

BZA 2022-08: Plymouth School Corporation, 611 E. Berkley St., Plymouth, IN 46563: A Variance of Developmental Standards to have a 20.1 square foot electronic message sign, six (6) feet high, eleven (11) feet and one (1) inch wide on parcel 50-32-94-101-022.000-019, located at 1101 S. Michigan St., Plymouth, IN 46563, zoned R-2, Suburban Residential District.

Plan Consultant Booker reviewed the findings of fact and the request from the applicant. He read the applicant's letter aloud. See attached letter below. He adds that due to the sign being in a residential area that the school would compromise on a turn off and turn on time if the illumination is a hindrance to the existing neighbors. He states that this new sign would be in the exact location of where the present sign is at.

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Letter of Intent

Webster Elementary, located at 1101 S. Michigan St, would like to update their existing monument sign with an electronic display.

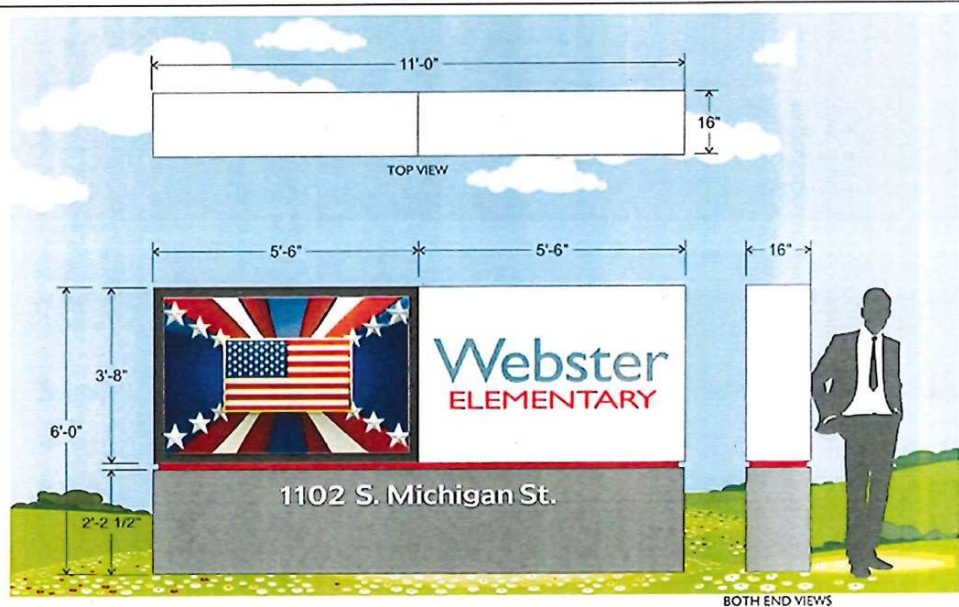
The current sign, is 7' in height, and 10' wide. It has a manual copy board that is internally illuminated.

The new, proposed sign, would be 6' in height, and 11'1" wide. With the electronic portion of the sign being 3'8"x5'6". A total of 20.1 sq ft of electronic sign.

The portion of the sign that says "Webster Elementary" would also be internally illuminated.

The school would like permission for this upgrade, in order to relay important message to parents, students, and the community. Due to the electronic sign being in a residential area, the school would compromise on a turn off and turn on time if the illumination is a hinderance to existing neighbors. This time would be decided by consulting concerned neighbors and the school officials.

PLYMOUTH



Internally Illuminated Monument Sign
Routed Aluminum Faces with Push Through Copy
Daktronics Full Color EMC 15.85mm 60x100 Pixel Matrix

SCALE: 1/2"=1'

DATE: 01-31-22 revised 02-09-22

FILE: Webster Elem 15mm 60x100 C.cdr

ARTWORK APPROVED BY:

APPROVAL DATE:

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Lauren Overmyer (17501 10B RD, Plymouth, IN 46563):

Ms. Overmyer states that Mr. Booker did a great job of explaining everything and that they are putting the new sign in the same place using existing steel. She adds that a representative from the school corporation is here to speak to decide if there needs to be a compromise for turning the sign on and off. She adds that the sign is a whole foot shorter than it is right now. She adds that it is longer but it will be closer to the school than to the road.

Board Member Gidley asks if this is a Daktronics sign. She agrees. He then asks if they have the auto-dimming feature in all of their signs now. She agrees. Gidley asks if that is based off the brightness outside or the time.

Overmyer states that it is based off the brightness outside so if it was cloudy out that it should be dimmer unless something is not working. She adds that north of Webster School the Trinity Church has the same style of sign.


Board Member Selge asks if this will be in the same exact spot.

Overmyer states that they are taking the old sign off and putting the new sign over the existing steel.

Wickens clarifies that the longer edge will go towards the school and away from the road.

Board Members Selge and Wickens moved and seconded to open the public hearing. The motion carried.

There was a letter from the public in opposition to the proposal. See attached letter below.

328 202208

As a homeowner, we base
our expenditures on wants
and needs.
Our property taxes were increased
by 57%, partially due to
questionable spending by our
elected officials.
The request by the Plymouth
Community School Corp for a
variance for an electronic
message sign needs to
be denied.
On the interest of responsible
spending, please deny this request.
Kenneth Schroder
1101 Red Maple Dr
Plymouth, IN 46563

Translation:

As a homeowner, we base our expenditures on wants and needs.

Our property taxes were increased by 57%, partially due to questionable spending by our elected officials.

The request by the Plymouth Community School Corp for a variance for an electronic message sign needs to be denied.

On the interest of responsible spending, please deny this request.

Kenneth Schroder
1101 Red Maple Dr.
Plymouth, IN 46563

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Board Members Wickens and Selge moved and seconded to close the public hearing. The motion carried.

Gidley states that he did not hear any comments about turning the sign off in the evening. He states that nobody is here to say they want it turned off. He states that if the school gets enough requests from neighbors that he would assume the school would be happy to honor that request. The School Representative agrees.

Booker states that they have to follow what the ordinance is now which is dimming in the evening.

Board Members Wickens and Secor moved and seconded to approve BZA 2022-08 as presented. The motion passed by roll call vote.

Yes: Gidley, Selge, Wickens, Secor

No: None

BZA 2022-09: American Containers, 2526 Western Ave., Plymouth, IN 46563: A Variance of Developmental Standards request to have a twenty-five-foot (25') front yard setback to construct a 112 x 440-foot building addition at 2526 Western Ave., Plymouth, IN 46563 on parcel 50-42-29-403-001.000-019, zoned I, Industrial District.

Plan Consultant Booker reviewed the findings of fact and the request from the applicant. He read the applicant's letter aloud. See attached letter below.



Plants in: Plymouth, Indiana • Carrollton, Georgia • Stockton, California

2526 Western Avenue
Plymouth, IN 46563
Phone (574) 936-4068
Fax (574) 936-4066

620 Beulah Church Road
Carrollton, GA 30117
Phone (770) 834-6621
Fax (770) 834-2121

3932 Budweiser Court
Stockton, CA 95215
Phone (209) 460-1127
Fax (209) 460-1126

Plymouth Zoning Board
4/14/22

American Containers, Inc. requests a road set back variance to expand its manufacturing operation in Plymouth, Indiana.

As noted in our application details, in order to design and build the most efficient production layout we require a lessened road set back to construct our approximately 40,000 SF addition. The added capacity will allow our plastic corrugated division to increase production to meet the growing demands from pharmaceutical customers Pfizer, Merck, Maderna, Gerresheimer, Corning and Amgen. It is our intention to add production process equipment, additional jobs, and further solidify our long-term commitment to the industrial base in Plymouth, Indiana.

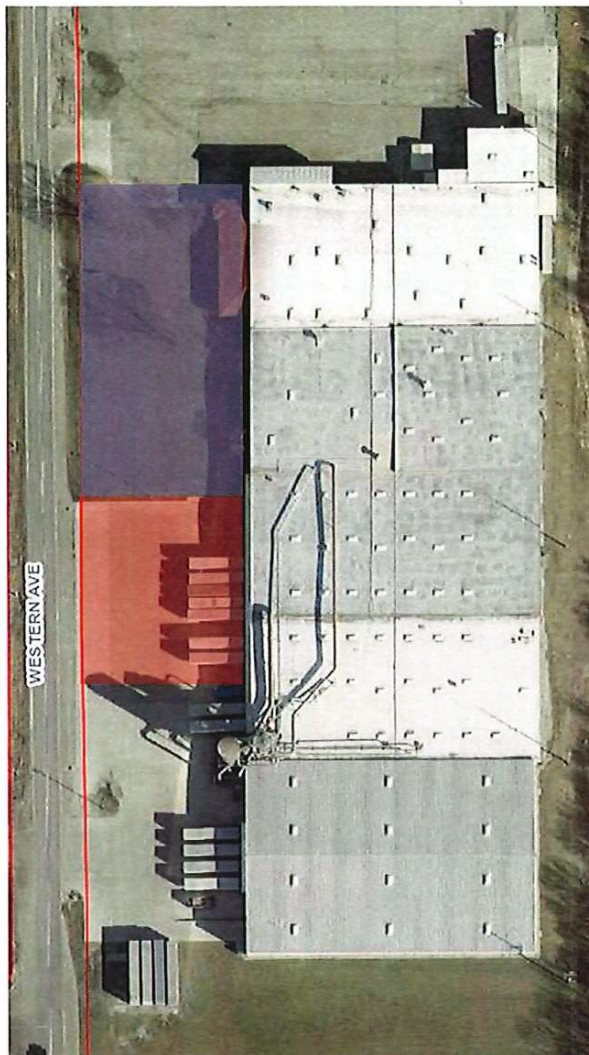
Our intent is to ask for this variance, and the consideration and support of the Plymouth community leadership.

We will await the findings of the Board of Zoning Appeals as it carries out its review process.

Respectfully,

Michael A. Isban
President
American Containers, Inc.

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Key:

Original Proposal: Red

Changed Proposal: Purple

View of Semi Driver from Western Avenue



Booker states that American Containers met with the Technical Review Committee on April 26, 2022 and at that time American Containers asked to reduce the size of the building addition. He adds that the Fire, Police, and Street Departments reviewed this and felt that they had no negative findings with this particular building expansion. He states that Western Avenue is limited on how far it can be widened because the viaduct to the south so he presumes the road will never be widened. He states that due to this change, none of the existing loading docks or concrete will be affected by this change. He states that the 25-foot front yard setback will be along Western Avenue. He adds that there will be another addition to the South of the building but that is not an issue of the Board of Zoning Appeals.

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Michael Isban (2437 Thompson LN., South Bend, IN 46556):

He states that they are attempting to expand their plastics manufacturing segment of their business in Plymouth. He adds that one of their main customers is Pfizer and they are quite busy and creating additional demand for them. He states that there are design changes in their current packaging that are requiring them to import some new equipment and in turn they need to expand for both raw materials and finished good storage for their operations.

Isban adds that they did some calculations with their contractor on lot size and coverage of development and they are about 68% coverage with the addition they are requesting. He explains that the variance of developmental standard that they are requesting would allow them to maximize the size of the building so that they can have the best and most efficient layout for their process. He states that the offices are going to be relocated from where they exist now to the edge of the parking lot and they will now face north. He states that the production facility will go straight through the facility expanding their plastics department and allowing them the best flow for the additional equipment that they have coming.

He states that there are challenges with managing and maintaining a workforce so they are trying to plan for automation steps, not to replace people but simply make things easier by taking some of the workload out of it and automatically feeding the equipment instead of doing it by hand.

Selge asks if there are going to be any openings or doors out onto Western Avenue from the new building. Isban states that only if it is a code for fire exits. He adds that no activity such as traffic in and out from that direction.

Wickens states that his only concern would be south of this proposed addition. He asks if the trucks turning around in the loading docks would be a concern or not. He states that just a quarter mile south that there is a bottleneck there everyday with trucks pulling out.

Isban states that they have sufficient room for them to pull in and swing. He states that they made a test of that in case they were asked about this. He adds that he wanted to make sure that there was safe access out onto Western Avenue and he adds that they were able to see all the way down to Hoham Drive before they pulled out. See attached image above:

Board Members Selge and Wickens moved and seconded to open the public hearing. The motion carried.

There were no comments from the public at this time.

Board Members Selge and Wickens moved and seconded to close the public hearing. The motion passed.

Gidley asked Mr. Isban if the 25 feet will remain lawn. Isban agrees.

Gidley asked if the office is going to go out into the parking lot. Isban states that it is going to rotate 90 degrees and face north.

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Board Members Selge and Wickens moved and seconded to approve BZA 2022-09 as presented. The motion passed by roll call vote.

Yes: Gidley, Selge, Wickens, Secor
No: None

Other Business:

Mr. Booker states that as he told the Plan Commission earlier, he has requested the Plan Commission to look at an old ordinance like the case they had with the school sign this meeting. He states that they put in the ordinance to state that any commercial or institutional property that are in a residential zone can have a sign. He states that to his knowledge that they have not denied any, he adds that a few adjustments may have been added, but none have been denied. He states that his theory is that if the Board of Zoning Appeals is going to approve something every time, then why drag that particular entity through the same process if it is already going to get approved.

He states that there is going to be a public hearing on that. He states that it will have to go through the Plan Commission and then the City Council.

Gidley states that Selge brings up a good point that they did turn down Cashen Creek's sign request.

Hammonds states that they are talking about institutions like schools and churches.

Gidley asks if they are also wanting to include businesses.

Surrisi states that one other difference with Cashen Creek's request is that their electronic message sign was facing the houses across the street.

Gidley states that he thinks that as long as the language refers to having the dimming feature then it is okay.

Booker, Hammonds, and Surrisi state that it is the standard to have that.

Booker states that he thinks the future is electronic signs but there needs to be regulations on them. He states that he thinks very few people are going to be putting a static sign where they are going to have to be putting the letters up.

There being no other business, Board Members Selge and Wickens moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 8:00 p.m.



Kyle Williams— Recording Secretary