

PLYMOUTH PLAN COMMISSION

December 7, 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 7:03 p.m.

Commission Vice President Alex Eads called the meeting to order for Commissioners Mark Gidley, Randy Longanecker, Linda Secor, Bill Walters and Fred Webster answering roll call. Commissioners Doug Feece, Beth Pinkerton, Angela Rupchock-Schafer 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 Gidley moved and seconded to approve the minutes of last regular meeting of November 2, 2021. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on November 24, 2021:

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**NOTICE OF  
PUBLIC HEARING**  
The Plan Commission of the City of Plymouth, Indiana will hold a hearing on December 7, 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 2021-12:** Virginia Peterson Trust, 6989 SR 17, Plymouth, IN 46563: A minor subdivision of three (3) lots on parcels 50-31-01-000-012.000-017.50-32-08-000-033.000-018, 50-32-06-000-217.000-018 and 50-32-06-000-034.000-018

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near 6989 SR 17., 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 Coordina-

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tor at 574-936-2948.  
Kathryn Hickman, Recording Secretary, Plan Commission, November 24, 2021

**PC 2021-12:** Virginia Peterson Trust, 6989 SR 17, Plymouth, IN 46563: A minor subdivision of three (3) lots on parcels 50-31-01-000-012.000-017.50-32-06-000-033.000-018, 50-32-06-000-217.000-018 and 50-32-06-000-034.000-018 near 6989 SR 17., Plymouth, IN 46563, zoned R-2, Suburban Residential District.

Plan Consultant Booker reviewed the findings of fact and presented his report. He stated that all three of these lots meet the minimum standards of the Plymouth Subdivision Ordinance. Lot number 3 contains the home, well, and septic system. From his understanding the back lot would be converted into a nature preserve. There is a half lot that connects to Pine Rd. which would connect to the rear lot as an access.

The executor of the Estate, Ms. Peterson was present to talk about the request and to answer the questions of the board.

Gidley stated that from his understanding the county limits the number of accesses allowed on Pioneer. He asked if any of these properties had an access to Pioneer. Booker stated that there was a limit to the number of accesses and that there was just one access off of Pioneer Drive.

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Gidley asked about the half lot which would give access from Pine Rd. to the rear lot of the property. Peterson stated that this half lot would not be much of an access, but would only be used to enter the conservator property.

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

Bill Bottorff of 9751 Pine Road asked if all of the accesses would be off of Pioneer Drive. Booker stated that there was only one access as of right now which was off of Pioneer Drive. There was an access off of Pine Road for the conservator property which was already owned by the applicant.

Bottorff stated his concern about added traffic to Pine Road and asked if the access to Pine Road would be converted into a road or driveway. Peterson stated that this would be a conservatorship so this would be largely left alone except for whatever the DNR would do with the property.

Lindy Leery of 9881 Pine Road stated that the letter she received stated that anything that was built was going to be 300 feet off of her property. Booker stated that the letter stated that they had to notify anyone within 300 feet of property in question.

Leery stated that the whole reason that they purchased their property was because there was a beautiful field with horses in it behind her. She voiced concern about houses being built behind her house. She spoke about the previous owner of the property and stated that they had previous discussion about purchasing the property. Booker stated that if any houses were built on these parcels that only one house could be built on each lot.

Leery asked if that would mean that only four houses could be built. Booker stated that as of right now no houses were being built, but if someone were to purchase the property, they could only put one house on each lot. On one of the lots there was a house that was already built.

Leery stated that she had talked to the County Assessor's office about this. They stated that based on the letter received, it looked like the property would be split into 9 different properties for a subdivision. Surrisi stated that when people hear the word subdivision, they typically think of a planned unit development of multiple houses. As the term is used here, this would refer the splitting of one parcel into multiple parcels. The meeting was the formal process of splitting this land up, and this would have no bearing on the building of houses on these lots.

Leery asked if the goal of the property owners was not to build a subdivision on this property. Surrisi confirmed that a subdivision was not intended to be built on the property. Booker stated that there was only going to be three lots. Leery stated that she was originally told that there was going to be four lots. Surrisi added that the applicant had previously stated that a portion of this property would be placed in a conservatorship which would prevent the development of the land.

Leery stated that one of the neighbors off of Pine Road did not receive a letter. Booker stated that he tries to send letters out to all neighbors within 300 feet of the property. There was a letter that was sent to this property, but could have been lost in the mail.

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

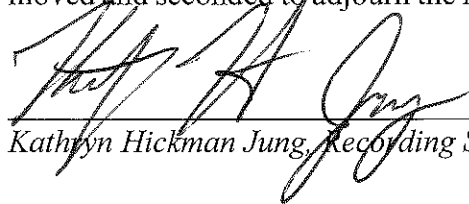
Commissioners Webster and Gidley moved and seconded to approve PC 2021-12 as presented. The motion carried by roll call vote.

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

No: None

Absent: Pinkerton, Rupchock-Schafer, Yadon, Feece

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 7:26 p.m.



*Kathryn Hickman Jung, Recording Secretary*