

PLYMOUTH PLAN COMMISSION
November 6, 2024

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on November 6, 2024, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Beth Pinkerton, Linda Secor, and Fred Webster answering roll call who were physically present. Commissioners Mark Gidley and Angela Rupchock-Schafer attended virtually. Commissioners Alex Eads, Randy Longanecker, Shiloh Carothers Milner, Dan Sellers, and Paul Wendel were absent. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, Plan Consultant Ralph Booker, and Mayor Robert Listenberger. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Webster and Pinkerton moved and seconded to approve the minutes of the last regular meeting on October 1, 2024. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on October 24, 2024:

116
Legals

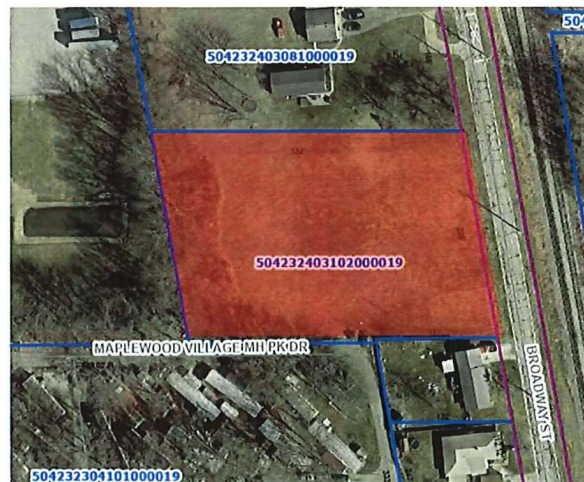
NOTICE OF
PUBLIC HEARING

The Plan Commission of the City of Plymouth, Indiana will hold a hearing on November 6, 2024, 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 2024-15: 3 Cramer, LLC, PO Box 434, Plymouth, IN 46563: A petition to change the zoning from I, Industrial District to R-3, Traditional Residential District, to build a home on parcel 50-42-32-403-102.000-019, located between 929 and 1027 Broadway Street, 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, October 24, 2024
October 24, 2024 PYN360454 fspaaip

PC 2024-15: 3 Cramer, LLC, PO Box 434, Plymouth, IN 46563: A petition to change the zoning from I, Industrial District to R-3, Traditional Residential District, to build a home on parcel 50-42-32-403-102.000-019, located between 929 and 1027 Broadway Street, Plymouth, IN 46563, zoned I, Industrial District.

Plan Consultant Booker reviewed the findings of fact and the request from the applicant. He shared the map below:



PLYMOUTH PLAN COMMISSION

November 6, 2024

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

There were no comments at that time.

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

Commissioners Webster and Rupchock-Schafer moved and seconded to provide a favorable recommendation of PC 2024-15 to the city council. The motion passed by roll call vote.

In Favor: Gidley, Pinkerton, Rupchock-Schafer, Secor, Webster, and Feece

Opposed: None

Absent: Eads, Longanecker, Milner, Sellers, and Wendel

Plan Commission Order: Order of the Plymouth Plan Commission Determining that a Resolution Amending the Declaratory Resolution Approved and Adopted by the Plymouth Redevelopment Commission Conforms to the Comprehensive Plan and Approving said Resolution

Houin stated that the Redevelopment Commission would like to utilize available TIF funds for two items not specifically stated in the TIF Plan. He stated that one would be that they would like to give \$250,000 to the Lifelong Learning Network (LLN) to purchase equipment and furniture for the Marshall County Career Innovation Center (MCCIC). He stated that the other thing was that the Redevelopment Commission would like to contract with enFocus to provide consulting services for various capital projects over the next year. He stated that the Mayor and he had been working with enFocus as they have assisted with multiple projects across the city such as the READI 2.0 grant applications. He explained there were several other projects in the works that they could use some administrative support for, and the Redevelopment Commission would be a part of those, and they would like to utilize TIF funds to fund those services. He stated to accomplish that, they must amend the TIF Plan, which was already approved, and the next step was to come to the Plan Commission to issue an order that states that plan conforms with the Comprehensive Plan for the City of Plymouth.

Gidley asked what TIF District would be funding those projects.

Houin replied that it would be TIF #3 U.S. 30/ Pine Road as it has significant funds available and it would be retiring bonds in the next couple of years, so they would start accruing money even faster. He explained that was were most of the funds were available with no significant plans in the TIF District, so that would be the best source to fund those. He explained because the benefit of this would be citywide, that it could really come out of any TIF district.

Gidley asked if he anticipated that TIF District needing funds to build the sidewalk on Oak Drive.

Houin replied that it was a possibility but technically that sidewalk would not fall within that TIF District, so it may require an amendment. He stated even if they were to go that route, that there would be sufficient funds within that TIF district for a sidewalk/road improvement plan. He stated they may have to amend the allocation area to come south and include more of Oak Drive as it currently stops on the north side of U.S. 30. He stated that the proposal for improvements to Oak Drive are all south of U.S.

PLYMOUTH PLAN COMMISSION
November 6, 2024

30. He stated that within the plan, it identifies three core values as principles for the entirety of the plan. He listed the three core values below.



He stated that the Redevelopment Commission felt this plan to fund supplies for the MCCIC furthers all three of those core values.

Commissioners Gidley and Pinkerton moved and seconded to approve the Order of the Plymouth Plan Commission Determining that a Resolution Amending the Declaratory Resolution Approved and Adopted by the Plymouth Redevelopment Commission Conforms to the Comprehensive Plan and Approving said Resolution as presented. The motion passed by roll call vote.

In Favor: Gidley, Pinkerton, Rupchock-Schafer, Secor, Webster, and Feece

Opposed: None

Absent: Eads, Longanecker, Milner, Sellers, and Wendel

PLYMOUTH PLAN COMMISSION

November 6, 2024

ORDER OF THE PLYMOUTH PLAN COMMISSION
DETERMINING THAT A RESOLUTION AMENDING THE
DECLARATORY RESOLUTION APPROVED AND ADOPTED
BY THE PLYMOUTH REDEVELOPMENT COMMISSION
CONFORMS TO THE COMPREHENSIVE PLAN AND
APPROVING SAID RESOLUTION

WHEREAS, the Plymouth ("City") Redevelopment Commission ("Commission") on February 23, 2004, adopted a declaratory resolution, as amended to date (collectively, as amended, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted, as amended to date (collectively, as amended, "Confirmatory Resolution"), establishing the US 30/Pine Road Economic Development Area, commonly referred to as TIF #3 ("Area") as an economic development area under IC 36-7-14 and IC 36-7-25;

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Plan, as amended to date (collectively, as amended, "Original Plan") which Original Plan contained specific recommendations for economic development in the Area;

WHEREAS, on October 15, 2024, the Commission adopted a resolution amending the Original Declaratory Resolution ("Amending Declaratory Resolution") and the Original Plan to add the: (i) capital expenditures for educational institutions that help prepare individuals to participate in the competitive and global economy, including for the Marshall County Career Innovation Center to be operated by the Marshall County Life Long Learning Network; and (ii) engagement of consulting services to assist the Commission supervision of capital projects pursuant to IC 36-7-14-39 and IC 26-7-25, all in, serving or benefiting the Area, to the Original Plan (as amended, "2024 Plan"); and

WHEREAS, IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto require approval of the Amending Declaratory Resolution and the 2024 Plan by the Plymouth Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE PLYMOUTH PLAN COMMISSION, AS FOLLOWS:

1. The Amending Declaratory Resolution and the 2024 Plan conform to the Comprehensive Plan for the City.
2. The Amending Declaratory Resolution and the 2024 Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2024 Plan with the permanent minutes of this meeting.

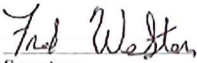
Passed by the Plymouth Plan Commission, this 6th day of November, 2024.

PLYMOUTH PLAN COMMISSION



President

ATTEST:



Secretary

Other Business:

Gidley asked about a property located at the corner of Plymouth-Goshen Trail and Lilac Road. He stated there was material being stored there at a temporary shed and asked the Building Commissioner if he was aware of what was happening there.

PLYMOUTH PLAN COMMISSION

November 6, 2024

Manuwal replied that the gentleman who owned that property had a building permit for building a house and he stated he was dropping off materials before he would start building.

Gidley asked if there was any anticipation of when that construction would start.

Manuwal replied that the owner had started moving dirt and he was not aware of what he was doing now.

Gidley encouraged Manuwal to drive by and look at what was happening at that intersection.

Manuwal stated once they start moving dirt that they have two years to complete the permit.

Feece stated the area had been discussed before just north of town past Auto Park with all the junk out there.

Manuwal replied that it appeared as if there were quite a few starting now. He stated he stopped by the location he was referring to earlier in the year. He replied that the owner brought him to the back of his property to show him why they took all that material from the back to the front. He explained when the county went through and redid the drainage there that it now flooded the back half of his property.

Feece stated that was one of the entrances to the city and they must see that property each time they go out that way.

Manuwal stated they sell that product at his business and that was his business location.

Pinkerton asked what the county was doing and what they did to the property.

Manuwal replied that they redid the drainage when the Auto Park was built onto at the north. He stated in discussions with some of the other neighbors out there, they are also experiencing drainage problems as well.

Gidley asked if anyone had contacted the drainage board.

Manuwal replied that he had instructed the property owners to contact the drainage board.

Gidley stated that he agreed with Feece and other people filing complaints as the property looked terrible, especially as an entrance coming into town. He believed they should get back in contact with that owner to see if they contacted the drainage board. He stated it would be good to find out what progress had been made.

Manuwal stated he had contacted the County Surveyor and made him aware of it.

Gidley asked what Craig Cultice's response was.

Manuwal replied he was told that Cultice would look at it.

Gidley believed it would be good to follow up. He stated he would also like to publicly thank Auto Park

PLYMOUTH PLAN COMMISSION

November 6, 2024

for getting that northern lot paved as there was some question on whether they would do that. He stated it does look nicer out there.

Feece stated he was aware that Gidley and he had complained about the shipping containers around town. He stated they were still at the Holiday Inn.

Manuwal explained the shipping containers at the Holiday Inn were being used for construction storage to remodel and they had eliminated some of them. He stated it was not as fast as either him or some of the employees would like them to go as it was using up their parking spaces.

Feece stated they were popping up all over town and listed Walmart, Koontz Lake Brewery, Hoffman's Auto Parts, etc.

Manuwal stated that behind Hoffmans were legally licensed semi-trailers.

Feece explained if they were going to allow them that he would like to have one out at the body shop as well.

Manuwal stated they would need to be licensed and if they were over 200 square feet that according to Indiana Code would have to be on a concrete pad or some sort of crushed foundation and anchored to the ground.

Feece asked if the ones out at the Southern Tire Mart were licensed.

Manuwal replied he had not been out there since they got their septic finished.

Gidley stated it was a brand-new facility, and they were using it for storage. He asked if they were taxed as real property or if they were just sitting there.

Manuwal replied that he had not been out there, so he was not aware of what he was referring to. He asked where they were located.

Gidley replied to the east of the building at the Pilot Truck Stop.

Manuwal replied those were their tire disposals. He stated once they get full, someone comes in, they pick it up and drop off a new one.

Gidley asked for clarification that there was no new inventory in those. Manuwal agreed. Gidley stated the idea that people are using them for storage and not paying taxes on them was crazy. He stated people build buildings and pay property taxes on them while they have other people using trailers and not paying property taxes. He stated he understood the truck stop situation but if it was new inventory, he does not understand why they should not be taxed for that space they are utilizing.

Webster asked if the trailers were licensed.

Gidley replied that they are shipping containers at Walmart and the Holiday Inn.

Manuwal stated at the Holiday Inn they are to store construction material.

PLYMOUTH PLAN COMMISSION

November 6, 2024

Gidley stated that they promised to have those removed under the Senter administration because he asked former Mayor Mark Senter, and they promised to him that they would have them gone but instead they are still there.

Manuwal stated from what he could find, in that front lot, they promised to move them onto paved area, from which he was told that it did not make the manager happy as it ate up their parking spaces. He explained they were allowed to use shipping containers to store construction material and unfortunately their construction material was not under a permit need as it was cosmetic materials. He listed furniture, carpet, etc.

Feece stated that on the south side of town on Michigan Road, on the county side, there was a gentleman with A1 Construction that now out in the right-of-way made a parking place for his trailer, for his business. He stated the neighborhood looked nice but now it looked like a business. He stated he didn't know if this was for the county or where you would go.

Manuwal replied that he could stop and talk to him.

Feece stated he had dug it out and put gravel in the right-of-way.

Gidley stated that at a minimum they would need a driveway permit if he cut the edge of the road to make a drive. He stated that someone needed to check to see if they got a permit.

Feece stated he wanted to ensure the officers were there next month as he would not be there until after the first of the year if he gets put back on. He stated as of November 22, 2024, he would be going in for heart surgery so he would be out for about two months. He stated he would not be there for Booker's last meeting, and he wanted to express his gratitude to Booker as he had done an excellent job. He stated he had dealt with him at the county as well and he had been easy to talk with as he never got mad. He explained he deserved retirement.

Booker stated that it had been a pleasure to work with the City of Plymouth and he appreciated everyone's dedication who had been on the Plan Commission and Board of Zoning Appeals. He stated he had appreciated all the mayors he worked with, and he believed they would be at a better place with Ty Adley, who would do an excellent job of making Plymouth go forward.

Comprehensive Plan Update:

Houin stated one of the strategies of the Comprehensive Plan was to hire a Full-Time Plan Director for the City of Plymouth and that when they started the process, they offered the position to Booker, but he turned it down, so he did not want anyone to believe they were pushing him out. He stated they believed he deserved to retire and that they would miss him a lot. He stated they are happy to have Ty Adley come onboard as his official start date would be December 1, 2024, which was a Sunday, so his first day in office would be December 2, 2024. He explained their next meeting would be on December 3, 2024, so it would be his second day on the job, but he would be there for their December meeting.

He stated the other bit of information was that the Comprehensive Plan Advisory Committee would not be meeting in November or December for their regular meeting. He stated instead, they would be meeting on December 5, 2024, which was a Thursday at noon, for a lunch meeting at the Heartland Arts

PLYMOUTH PLAN COMMISSION

November 6, 2024

Center. He stated there would be food provided and a recap of what they had accomplished over the past year, along with their plans going forward. He stated they had been working with Michiana Area Council of Governments (MACOG) to launch an online version of the plans/accomplishments to help them track their progress, and allow it to be more accessible to the public to see what they are working on and find projects they may be interested in being involved in.

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 7:35 p.m.



Kyle Williams, Recording Secretary