PLYMOUTH BOARD OF ZONING APPEALS
September 1, 2026

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 September 1, 2026, at 6:33 p.m.

Board President Art Jacobs called the meeting to order for Board members Brandon Richie, Paul Wendel, and Alternate Linda Secor. Board members Jack Garner and Mark Gidley were absent. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, and Mayor Robert Listenberger. The public was able to see and hear the meeting through Zoom and streamed live at https://www.youtube.com/@CityofPlymouth.

Board members Wendel and Secor moved and seconded to approve the minutes of the regular session of August 4, 2026, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on August 21, 2026:

NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a meeting on September 1st, 2026, at 6:30 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:

BZA 2026-30: SLITER ADAM J & JESSICA H/W, 14417 5C Road Plymouth, IN 46563: A Variance of Development Standards to permit a Home Occupation within an Accessory Structure at the property located at 14417 5C Road Plymouth, IN 46563. Identified as parcel 50-42-18-000-012.003-009, zoned R-1, Rural Residential District.

BZA 2026-31: BAILEY CALVIN R, 921 W Jefferson Street Plymouth, IN 46563: A Variance of Development Standards to permit Attached Roof Signs at the property located at 921 W Jefferson Street Plymouth, IN 46563. Identified as parcel 50-32-05-104-367-000-019, zoned C-1, General Commercial 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, August 21st, 2026.

August 21, 2026 PN375364

116 Legals

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City Attorney Houin reviewed the findings of fact and the request from the applicant. He shared the image below:



Jacobs asked for clarification that they want a massage parlor there.

Adam Sliter (14417 5C Road, Plymouth, IN 46563)

Sliter replied that she currently works out of their home, but they would like to separate it from the home and place it in the proposed accessory building.

Wendel asked if the only question was because it would occupy more than 25% of the building.

Sliter replied that it would be over 25% of the accessory structure, but if you add in the floor space of the home and the accessory, it's well below at 16%.

Houin stated one of the amendments that we would be proposing to revise the zoning ordinance would automatically allow this without a variance.

Board members Richie and Secor moved and seconded to open the public hearing. The motion carried.

Manuwal asked how many people they planned on going there. He explained that when you bring the public into it, you're changing the class of the building.

Sliter replied that it would be appointment based only so there would be only one client at a time and they would have to schedule ahead of time.

Board members Wendel and Richie moved and seconded to close the public hearing. The motion carried.

Recommendation

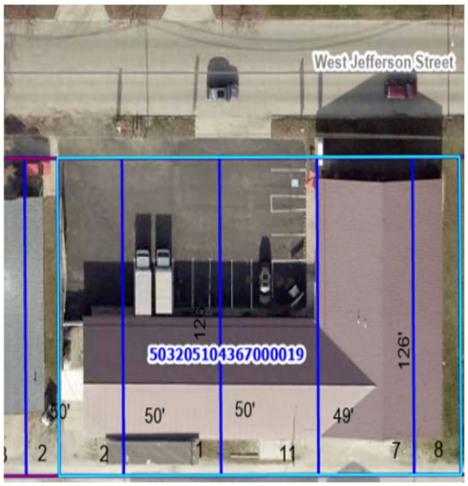
- Based on the information provided and review of the proposal, staff would recommend approval of the request for the owner to have their home occupation within an accessory structure as stipulated within their application. Staff is currently working on a comprehensive update to the land use table and associated development standards which includes home occupation. One of the anticipated amendments would allow for this proposal without additional variance, allowing for individuals to have their home occupation within their residence or associated accessory structure.

Board members Richie and Wendel moved and seconded to approve BZA 2026-30 with the staff's recommendation as seen above. The motion passed by roll call vote.

In Favor:	Secor, Richie, Wendel, and Jacobs
Against:	None
Absent:	Gidley and Garner

BZA 2026-31: BAILEY CALVIN R, 921 W Jefferson Street, Plymouth, IN 46563: A Variance of Development Standards to permit Attached Roof Signs at the property located at 921 W Jefferson Street, Plymouth, IN 46563. Identified as parcel 50-32-05-104-367.000-019, zoned C-1, General Commercial District.

City Attorney Houin reviewed the findings of fact and the request from the applicant. He shared the images below:





Jacobs stated that they already seem to be exceeding the signage now with all the signs on the walls and the banners.

Brian Robinson (921 W. Jefferson Street, Plymouth, IN 46563)

Robinson stated that with the recent pictures they took, they took down the whole wall separating the two buildings. He stated they then reasphalted our lot and the neighbor's lot to make it look better. He stated the Serta sign that was on there was just something they were playing around with. He stated that they had already purchased the mattress sign and had been trying it in different places, but it just doesn't stand out. He stated that was how they came to the decision to put it on the roof. He stated it was 19 inches by 8 feet, so it was not very big. He explained that they did not want gaudy but rather something that said what we did.

Wendel asked how long this place has been in business. He asked why now.

Calvin Bailey (921 W. Jefferson Street, Plymouth, IN 46563)

Bailey replied that it had been 30+ years and Robinson was taking the torch now.

Robinson replied that he was taking over as store manager, and he was just trying to get us back into that digital age, bring in some new stuff, and make it look different. He stated that Bailey had been gracious enough to redo the parking lot. He stated we redid the letters and were pulling the banners off. He stated there was still one banner on the front, but that's coming down. He stated he was trying to get the banners and screw holes off the side of the building and get something more permanently mounted, and that was why we were looking at a lighted sign somewhere.

Jacobs asked if they thought that people had a hard time finding them.

Robinson replied that what he was working on currently was the business side of mattresses. He explained that when you go to mattress stores, you lie on a mattress and pick the bed you want and move on. He stated that we do bedrooms, furnishings, furniture, etc., but at that side of the building we are converting that into a mattress store. He explained with the graphics, big Serta sign, doorway, windows, etc., that we could make that half of the building look like it was a separate mattress store. He stated people had been driving by for 30 years and they're not going to know that there's anything different unless he can make it look different.

Board members Richie and Secor moved and seconded to open the public hearing. The motion carried.

Bailey stated he was pleased to have Robinson come on board and take a management position. He believed he had great ideas to move the store into the future, and it was looking so different. He stated we wanted that whole entrance to look different, and part of the roof-mounted signs was that it was kind of how it looked everywhere else as we traveled. He stated that, in talking to friends in the business, they explained that you had to create a building within a building, and that was why we were here asking for a variance.

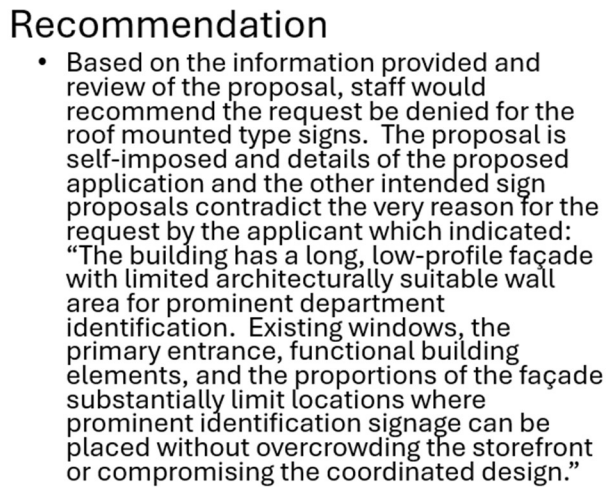
Jacobs stated that it was different because here you are in the middle of a community, and it was not like Grape Road. He stated we had to be careful in how we were approaching that. He appreciated the mattress store because he disliked having to drive to South Bend to do that business.

Board members Secor and Richie moved and seconded to close the public hearing. The motion carried.

Wendel asked if there was something in the books about roof-mounted signs.

Houin replied that the ordinance expressly prohibits roof-mounted signs.

The board discussed the rules and regulations of the Board of Zoning Appeals, followed by further discussion about lighted signs, specifically referencing signage like Handy Spot Liquor, and how the signage could affect the neighborhood. The board then moved into a more detailed discussion concerning the dimming of lights after dark.



Board members Richie and Secor moved and seconded to approve BZA 2026-31 with the stipulation that the lights dim after closing and are off by midnight. The motion passed by roll call vote.

In Favor:	Secor, Richie, and Jacobs
Against:	Wendel
Absent:	Gidley and Garner

Other Business:

There being no other business, Board members Wendel and Secor moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:03 p.m.

/s/ Kyle Williams
Recording Secretary