REGULAR SESSION, COMMON COUNCIL, June 8, 2026

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on June 8, 2026. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana, and was called to order at 6:30 p.m.

Councilman Ecker offered a prayer, and Mayor Listenberger led the Pledge of Allegiance.

Mayor Robert Listenberger presided over Council members Duane Culp, Don Ecker Jr., Kayla Krathwohl, Randy Longanecker, Shiloh Carothers Milner, and Dave Morrow, who were physically present. Council member Linda Starr was absent. City Attorney Jeff Houin and Clerk-Treasurer Lynn Gorski were also present. The public was able to see and hear the meeting through Zoom and streamed live at https://www.youtube.com/@CityofPlymouth.

Council members Longanecker and Morrow moved and seconded to approve the minutes of the regular session of the Common Council on May 26, 2026, as presented. The motion carried.

Council Members listed the following:

- Morrow: Jefferson Street Crossing for Greenways Trail has no defined crossing there. He complimented how the crossing at the recent expansion for Price's Pond on Plymouth-Goshen Trail was. He liked how it was initiated by pedestrians and how cars were stopping. He believed we needed a crosswalk with a light, and we should put that in our budget for next year. Sellers and Mayor Listenberger would investigate options at the Complete Streets Committee meeting. Discussion was held, but it seemed there was a need for something temporary sooner rather than later. The estimated timeframe for something permanent in that corridor would be sometime around 2032.
- Culp: Asked for an update on the property at 123 E. Washington Street. Adley replied that they heard back on the Brownfield work earlier that day, with everything being good, but the State wanted to investigate one last item. Hope to move forward soon.

City Attorney Houin introduced Ordinance No. 2026-2261, An Ordinance Regarding Permit and Application Fees for the City of Plymouth, on second reading.

Houin stated this more accurately reflected the amount of time and work involved by the city and was also in line with what other communities are charging.

Council members Longanecker and Ecker moved and seconded to approve Ordinance No. 2026-2261, An Ordinance Regarding Permit and Application Fees for the City of Plymouth, on second reading. The motion passed by roll call vote with all in favor.

City Attorney Houin introduced Ordinance No. 2026-2261, An Ordinance Regarding Permit and Application Fees for the City of Plymouth, on third reading.

Morrow asked when these fees would take effect.

Houin replied that they would take effect on October 1st. He stated that it was written out as there's a specific statute dealing with permitting fees through the building department, where it stated we are required to wait 90 days from the date of advertising before it could go into effect. He stated he chose October 1st as it would give a clear date that's at least 90 days from when the clerk would choose to advertise this. He explained that normally, any ordinance that imposes or changes a fee must be advertised, but it could go into effect immediately, as permitting fees fall under a separate statute.

Council members Longanecker and Milner moved and seconded to approve Ordinance No. 2026-2261, An Ordinance Regarding Permit and Application Fees for the City of Plymouth, on third reading. The motion passed by roll call vote with all in favor.

ORDINANCE NO. 2026-2261

AN ORDINANCE REGARDING PERMIT AND APPLICATION FEES FOR THE CITY OF PLYMOUTH

Statement of Purpose and Intent

The Plymouth Common Council must approve in ordinance form all fees and charges imposed by the City of Plymouth through its various departments for the myriad of services it provides to individuals. Building Commissioner Dennis Manuwal Jr. has completed a review of all permit and application fees that fall under the prevue of the Building Department and recommends certain changes to the current fee schedule. The purpose and intent of this ordinance is to adopt the Building Commissioner's recommended changes to the City's permit fees.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Plymouth, Indiana as follows:

Section 1. Title XV, entitled Land Usage, Chapter 151, entitled Building Permits, § 151.02 RATES AND SCHEDULES FOR FEES FOR PERMITS, is amended by making the following additions and deletions:

§ 151.02 RATES AND SCHEDULES FOR FEES FOR PERMITS

(A) Improvement location permit fees.

(1) Residential permits.

(a) New Construction, Addition, and Renovations - 1 & 2 Family Homes:	$0.10 per sq. ft. (Minimum ~~$100~~ **$250**)
(b) Electrical/Gas meter inspection only:	$40
(c) Electrical permit:	~~$75~~ **.05% of project valuation (minimum $75)**
(d) Plumbing:	~~$4.50 per fixture~~ **.05% of project valuation** (Minimum $75)
(e) Mechanical (HVAC):	~~$75~~ **.05% of project valuation (minimum $75)**
(f) Roof:	~~$75~~ **.05% of project valuation**
>10,000 sq. ft.:	$500.00 plus $0.02 per sq. ft. over 10,000
~~(n)~~ **(o)** Replacement of Bulk Storage Tanks, Piping, or Dispensing Equipment for Commercial Fuel Stations:	$75

(3) Sign permits.

(a) Temporary (1-30 days):	$40 **5% of project valuation (minimum $40)**
~~(b)~~ Permanent – Surface Mounted:	~~$60~~ **5% of project valuation (minimum $60)**
(c) Pylon-Type with Pole and Footing:	~~$100~~ **5% of project valuation (minimum $100)**

(4) Solar Energy Permits.

(a) Rooftop Solar Energy System:	~~$100~~ **.05% of project valuation (minimum $100)**
(b) Ground Mounted Solar Energy System:	
(i) Micro – <120 sq. ft.:	~~$60~~ **.05% of project valuation (minimum $60)**
(ii) Small – 120 - <1,750 sq. ft.:	~~$100~~ **.05% of project valuation (minimum $100)**
(iii) Medium – 1750 - <40,000 sq. ft.:	~~$150~~ **.05% of project valuation (minimum $150)**
(iv) Large	
40,000 sq. ft. - <2 acres:	~~$200~~ **.05% of project valuation (minimum $200)**
2 acres - <5 acres:	~~$400~~ **.05% of project valuation (minimum $400)**
5 acres - <10 acres:	~~$600~~ **.05% of project valuation (minimum $600)**
10 acres - <20 acres:	~~$1,500~~ **.05% of project valuation (minimum $1,500)**
20 acres - <50 acres:	~~$3,000~~ **.05% of project valuation (minimum $3,000)**
50 acres - <100 acres:	~~$5,000~~ **.05% of project valuation (minimum $5,000)**
100 acres or more:	~~$8,000~~ **.05% of project valuation (minimum $8,000)**

	(minimum $75)
(g) Accessory Structure:	$0.10 per sq. ft. (Minimum ~~$50~~ **$150**)
(h) Demolition – Any Structure:	$50
(i) Fence or Retaining Wall:	$45
(j) Swimming Pool – Above or In Ground:	~~$75~~ **$175**
(k) ~~Porch, Carport~~, Deck, Patio:	~~$75~~ **$0.10 per sq. ft. (minimum $100)**

(2) Commercial permits.

(a) New Construction, Additions, and Renovations:	$0.15 per sq. ft. (minimum ~~$300~~ **$500**)
(b) Electrical/Gas Meter Inspection Only:	$60
(c) Electrical Permit:	~~$100~~ **.05% of project valuation (minimum $100)**
(d) Plumbing:	~~$4.50 per fixture~~ **.05% of project valuation** (minimum $100)
(e) Mechanical (HVAC):	~~$100~~ **.05% of project valuation (minimum $100)**
(f) Roof:	~~$100.00~~ **.05% of project valuation (minimum $100)**
(g) Accessory Structure:	$0.15 per sq. ft. (minimum ~~$100~~ **$350**)
(h) Demolition – Any Structure:	$50
(i) Fence or Retaining Wall:	$75
(j) Swimming Pool – Above or In Ground:	~~$150~~ **$500**
(k) ~~Porch, Carport~~, Deck, Patio:	$100 **$0.15 per sq. ft. (minimum $250)**
(l) Foundation Only:	~~$0.05~~ **$0.15** per sq. ft. (minimum $150)
(m) Fire Suppression	**.05% of project valuation (minimum $100)**
~~(m)~~ **(n)** Parking Lot:	
<2,500 sq. ft.:	$175
2,501-5,000 sq. ft.:	$300.00
5,001-10,000 sq. ft.:	$500.00

Section 4. This ordinance shall become effective October 1, 2026 after passage, due attestations, and publication as required by law. Further, this ordinance shall remain in effect until amended or repealed by the Common Council.

PASSED AND ADOPTED this 8th day of June, 2026.

Robert Listenberger, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 8th day of June, 2026, at 7:00 p.m.

Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 8th day of June, 2026.

Robert Listenberger, Mayor

There was a discussion held about Ordinance No. 2026-2255, An Ordinance Regarding Non-Emergency Fees. It was postponed indefinitely on third reading. It was decided that these fees could come back in a future update to Fire Department fees.

Council members Ecker and Morrow moved and seconded to deny Ordinance No. 2026-2255, An Ordinance of the Common council of the City of Plymouth, Indiana, Implementing a Fee for Non-Emergency Responses and Lift Assistance at Residential Care Facilities on third reading. The motion passed by roll call vote with all in favor.

Plan Director Ty Adley introduced PC 2026-07, Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth.

Adley reviewed the proposed amendments to the Zoning Ordinance.

He listed the first change for accessory structures as changing the size requirement of any structure from 120 to 200 square feet in association with the building code, while the second change would be a clerical amendment to remove re-roofing from the list of exemptions, as we want re-roofing to be a permit. He added that you would still need to meet the setback requirements for accessory structures.

Longanecker asked what governed those standards if they don’t have to get a permit.

Adley replied that it was part of the development standards and was required for everything.

Longanecker asked who was checking to make sure.

Adley stated that it would be no different if you wanted to put in a 10 x 10 shed today. He stated that you do not need a permit for that, but you still had to meet the setback requirements.

Longanecker stated that this was his concern, as there was nobody checking it.

Adley added that this came as a favorable recommendation from the Planning Commission.

Morrow asked Longanecker if there should be stricter requirements.

Longanecker replied that if you did not have to get a permit, then there would be nobody there to double-check it, unless a neighbor complained, and then we would send someone out to investigate. He stated it was free rein under 200 square feet.

Adley stated the proposed increase was because at 200 square feet, you start getting into footing and foundation requirements under the building code.

Morrow asked if that was wise.

Adley replied that the Comprehensive Plan Zoning Subcommittee made the recommendation to the Planning Commission to do this, and the Planning Commission backed it up with the amendments to the zoning ordinance that were proposed to you tonight. He believed there was sufficient recommendation behind it.

Council members Ecker and Milner moved and seconded to approve PC 2026-07, Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth as presented. The motion passed by roll call vote with all in favor.

CONSIDERATION OF PC 2026-07 BY THE PLYMOUTH COMMON COUNCIL

This matter comes before the Plymouth Common Council on the Plymouth Plan Commission's Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth. After certification, pursuant to Indiana Code§ 36-7-4-607(e)(l) and Indiana Code§ 5-14-1.5-5, public notice was provided of the Council's intention to consider the Proposal at its regularly scheduled June 8, 2026 meeting. Said meeting was conducted and the Proposal has been considered pursuant to Indiana Code § 36-7-4-603, giving reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Plymouth, Indiana as follows:

Section 1. The Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth is adopted and, pursuant to Indiana Code § 36-7-4-607(e)(2), upon adoption, the Proposal takes effect as other ordinances passed by the Council.

Section 2. Pursuant to Indiana Code§ 36-7-4-610(b), a copy of the now adopted amendment to the Zoning Ordinance for the City of Plymouth shall be printed and a copy thereof shall be located in the office of the City of Plymouth Clerk-Treasurer.

PASSED AND ADOPTED this 8th day of June, 2026.

Robert Listenberger, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 8th day of June, 2026, at 7:00 o'clock p. m.

Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 8th day of June, 2026.

Robert Listenberger, Mayor

Plan Director Ty Adley introduced PC 2026-08, Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth.

Adley reviewed the proposed amendments to the Zoning Ordinance as seen below:

> Fire hydrants, ~~Knox~~ **emergency key** boxes, bi-directional amplifier system and other firefighting infrastructure shall be installed consistent with the requirements of the Plymouth Fire Chief **(or Designee) or Building Commissioner according to the City of Plymouth Building Code**.

Council members Longanecker and Krathwohl moved and seconded to approve PC 2026-08, Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth as presented. The motion passed by roll call vote with all in favor.

CONSIDERATION OF PC 2026-07 BY THE PLYMOUTH COMMON COUNCIL

This matter comes before the Plymouth Common Council on the Plymouth Plan Commission's Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth. After certification, pursuant to Indiana Code§ 36-7-4-607(e)(l) and Indiana Code§ 5-14-1.5-5, public notice was provided of the Council's intention to consider the Proposal at its regularly scheduled June 8, 2026 meeting. Said meeting was conducted and the Proposal has been considered pursuant to Indiana Code § 36-7-4-603, giving reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Plymouth, Indiana as follows:

Section 1. The Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth is adopted and, pursuant to Indiana Code § 36-7-4-607(e)(2), upon adoption, the Proposal takes effect as other ordinances passed by the Council.

Section 2. Pursuant to Indiana Code§ 36-7-4-610(b), a copy of the now adopted amendment to the Zoning Ordinance for the City of Plymouth shall be printed and a copy thereof shall be located in the office of the City of Plymouth Clerk-Treasurer.

PASSED AND ADOPTED this 8th day of June, 2026.

Robert Listenberger, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 8th day of June, 2026, at 7:00 o'clock p. m.

Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 8th day of June, 2026.

Robert Listenberger, Mayor

Clerk-Treasurer Gorski stated that the city had received 4 donations: 1 in the amount of $1,000.00 from Interra Credit Union to be used for the Mayor's Summer of Music. 1 in the amount of $200.00 from Beltopia LLC to be used for the Tractor Show. 2 in the amount of $1,250.00/each from Oliver Ford and AK Industries to be used for sponsorship of Police vehicles. She asked whether they wished to accept the donations subject to the restricted terms, conditions, and purpose attached to the donations. She stated the donations would be receipted into the Monetary Gift Fund.

Council members Ecker and Longanecker moved and seconded to approve the donations as presented. The motion carried.

Clerk-Treasurer Gorski sought approval for lodging in Michigan City for the ILMCT Conference on July 12-16. She stated the destination was 49.1 miles one way from Plymouth, and an overnight travel allowance for lodging must be greater than 50 miles.

Council members Longanecker and Krathwohl moved and seconded to approve the request as presented. The motion carried.

City Attorney Houin introduced Ordinance No. 2026-2262, An Ordinance to Vacate a Portion of the Alley East of Dora Lane and South of Illinois Street, New York Street East of Dora Lane, and Hoover Street on first reading.

City Attorney Houin introduced Resolution No. 2026-1205, A Resolution of the City of Plymouth in Support of Project Fire Buddies.

Council members Krathwohl and Milner moved and seconded to approve Resolution No. 2026-1205, A Resolution of the City of Plymouth in Support of Project Fire Buddies. The motion passed by roll call vote with all in favor.

RESOLUTION NO. 2026-1205

RESOLUTION OF THE CITY OF PLYMOUTH IN SUPPORT OF PROJECT FIRE BUDDIES

Project Fire Buddies was established in 2016 to bring joy to kids struggling with critical illnesses because no child should fight their battle alone. Since then, Project Fire Buddies has grown into one of the largest non-profit organizations in the world with new chapters joining every day.

Local chapters cultivate connections with their Fire Buddies to build personal relationships, provide gifts and unique experiences, and assist families in obtaining essential medical equipment and supplies.

The Mission of Project Fire Buddies is as follows:

We are firefighters who offer support to children fighting critical illnesses. Their Battle will not be fought alone!

Project Fire Buddies is a beacon of hope for every family we have the honor to serve.

The Plymouth firefighters have formed a local chapter of Project Fire Buddies to support and promote the mission of Project Fire Buddies in the communities they serve. Plymouth firefighters have fully embraced the motto of Project Fire Buddies, that "real superheroes live in the hearts of small children fighting big battles," and have committed to supporting children within our community struggling with critical illnesses.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1. The Common Council fully supports the creation of a local chapter of Project Fire Buddies and commends the dedication of our Plymouth firefighters for their continued service to the Plymouth community.

PASSED AND ADOPTED by the Common Council of the City of Plymouth, Indiana this 8th day of June, 2026.

Robert Listenberger, Mayor

ATTEST:

Lynn M. Gorski,
Clerk-Treasurer

There were no updates for ONE Marshall County.

There were no updates for the Comprehensive Plan.

Council members Ecker and Milner moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of May 26, 2026
- June 8, 2026 Check Register
- May 26, 2026 Technical Review Committee Minutes
- April 6, 2026 Park Board Minutes
- May 4, 2026 Park Board Minutes
- May 6, 2026 Plan Commission Minutes
- May 6, 2026 Board of Zoning Appeals Minutes

The motion carried.

There being no further business to come before the Council, Council members Longanecker and Milner moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 7:00 p.m.

/s/ Lynn M. Gorski
Clerk-Treasurer

APPROVED

/s/ Robert Listenberger
Mayor