PLYMOUTH PLAN COMMISSION
October 6, 2026

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on October 6, 2026, at 6:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Melissa Christiansen, Alex Eads, Mark Gidley, Shiloh Carothers Milner, Angela Rupchock-Schafer, Linda Secor, Dan Sellers, Fred Webster, and Paul Wendel, who were physically present. Commissioner Randy Longanecker was 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.

Commissioners Webster and Eads moved and seconded to approve the minutes of the last regular meeting on August 4, 2026. The motion carried.

The following legal notice was advertised in the Pilot News newspaper on September 24, 2026:

NOTICE OF PUBLIC MEETING

The Plan Commission of the City of Plymouth, Indiana will hold a meeting on October 6th, 2026, at 6:00 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:

PC 2026-10: BETH MENGEL, 12879 12th Road Plymouth, IN 46563: Proposing a 2 Lot Minor Subdivision of 12879 12th Road Plymouth, IN 46563. Identified as parcel 50-32-21-000-001.001-018, zoned R-1, Rural 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.

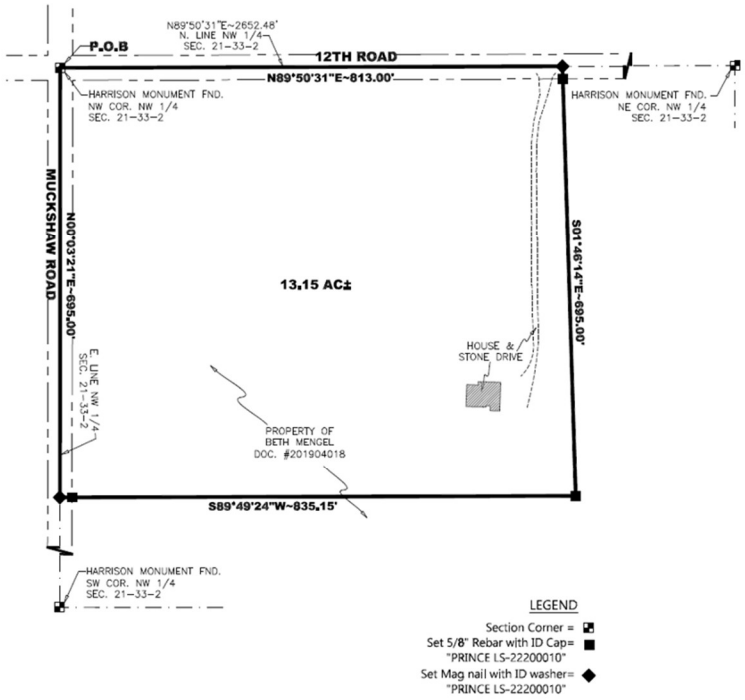
If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.

Kyle Williams, Recording Secretary, Plan Commission, September 24th, 2026.

PC 2026-10: BETH MENGEL, 12879 12th Road, Plymouth, IN 46563: Proposing a 2 Lot Minor Subdivision of 12879 12th Road, Plymouth, IN 46563. Identified as parcel 50-32-21-000-001.001-018, zoned R-1, Rural Residential District.

City Attorney Houin reviewed the findings of fact and the request from the applicant. The following images were shared:





Recommendation

- Based on the Minor Subdivision Plat provided and review by the Technical Review Committee, staff would recommend approval of the proposed subdivision as meeting the intent of Subdivision Ordinance and other associated requirements. Staff would recommend that comments from the Technical Review Committee are addressed prior to signing.
  - Comments have been addressed.

Commissioners Rupchock-Schafer and Wendel moved and seconded to open the public hearing. The motion carried.

Thomas and Sharon Selner (13171 12th Road, Plymouth, IN 46563)

Sept 28, 2026

Plymouth City Hall
124 N. Michigan St.
Plymouth,IN 46563

To Plymouth Plan Commission:

In response to the request PC2026-10 Beth Mengel, proposing a 2 Lot Minor Subdivision of 12879 12th Road, Thomas and Sharon Selner have no objection with this moving forward.

Sincerely
Thomas/Sharon Selner
Thomas and Sharon Selner

Commissioners Milner and Rupchock-Schafer moved and seconded to close the public hearing. The motion carried.

Commissioners Milner and Christiansen moved and seconded to approve PC 2026-10 as presented. The motion passed by roll call vote.

In Favor: Christiansen, Eads, Gidley, Milner, Rupchock-Schafer, Secor, Sellers, Webster, Wendel, and Feece

Opposed: N/A
Absent: Longanecker

Building Commissioner:
Feece asked about the off-site signage on Jefferson Street for Rips.

Manuwal replied that he was trying to figure out how it got there.

Feece stated he was aware that we've denied people off-site signage. He elaborated that it was on a separate piece of property from the business. Manuwal added that it was classified as an off-premises sign.

Comprehensive Plan Update / Other Business:
Houin stated that the Zoning Subcommittee was finalizing an amendment to the Comprehensive Plan that would cover the east side of the city. Further questions were asked about the proposed amendment.

With no other business before the Commission, Commissioners Webster and Wendel moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 6:13 p.m.

/s/ *Kyle Williams*
Recording Secretary