

Minutes of the August 26, 2004  
Regular Meeting of the  
Marshall County Plan Commission  
112 West Jefferson Street, #307  
Plymouth, Indiana 46563

## MINUTES

Vice President Fred Lintner called the meeting to order at 7:30 p.m. on Thursday, August 26, 2004, in Room #203 of the Marshall County Building. Present were: Commission Members Clifford Allen, Larry Fisher, Fred Lintner, Wayne Neidlinger, Harold VanVactor, and Max Watkins, Robert Yoder, Plan Director Troy Kiefer, Secretary, Leesa Kolter, Planning Assistant Dave Rockaway and interested parties. Absent were board members David Dinius and Ronnie McCartney.

The first item of business was the review of the minutes from the July 22, 2004 meeting. Mr. Neidlinger moved and Mr. Watkins seconded a motion to pass the minutes with corrections. The motion passed by acclamation.

The second item of business, case 04-PC-13, Eugene Thornberg, A request for a Special Exception to permit a Bait Store on property located at 11819 Queen Road, in an A-1, Agricultural District, Section 14 of West Township. Mr. Thornberg was present to represent the request. Mr. Kiefer gave the details of the request and presented the Findings of Fact. He stated that a recommendation will be made to the Board of Zoning Appeals who have the final decision regarding the request. Mr. Kiefer stated that the business would take place in an 18' x 24' garage on the property where the applicant lives. He stated that there was room for four or five off road parking places. He stated that Mr. Thornberg proposed hours of operation were 7:00 to 11:00 a.m. and 1:30 to 5:30 p.m. seven days a week.

Mr. Allen moved and Mr. Neidlinger seconded a motion to open the public hearing. The motion passed by acclamation. There was no one to speak either for or against the request. Mr. Neidlinger moved and Mr. Watkins seconded a motion to close the public hearing. The motion passed by acclamation.

Mr. Lintner stated that Mr. Thornberg had presented a significant list of persons in favor of his request. Mr. Thornberg stated that there were 262.

Mr. Allen moved and Mr. Neidlinger seconded a motion to forward to the Board of Zoning Appeals with a favorable recommendation. The motion passed with a unanimous vote of approval.

The third item of business was case, 04-PC-14, Charles Snyder, A request for a Special Exception to permit a Bait Store on property located at 15027 12<sup>th</sup> Road in an A-1, Agricultural District, Section 24 of West Township. Ms. Darlene Best, 15237 12<sup>th</sup> Road, neighbor was present to represent the request. Mr. Kiefer stated that the applicant lives on the property. He stated that shop would operate out of a 24' x 40' building and there was off road parking for as many as six to eight cars. He stated that a recommendation will be forwarded to the Board of Zoning Appeals for a final decision.

Ms. Best stated that Mr. Snyder talked to many of the neighbors who did not have any objections.

Mr. Neidlinger moved and Mr. Van Vactor seconded a motion to open the public hearing. The motion passed by acclamation. There was no one to speak either for or against the request. Mr. Neidlinger and Mr. Van Vactor seconded a motion to close the public hearing. The motion passed by acclamation.

Mr. Allen moved and Mr. Fisher seconded a motion to forward the request to the Board of Zoning Appeals with a favorable recommendation. The motion passed with a unanimous vote of approval.

The fourth item of business was case, 04-PC-15, Jellystone, A request for Amendment of the Covenants of Planned Unit Development to permit unattached additions to recreational vehicles. Mr. Bob Taylor, Environmentalist Chairman was elected spokesman to represent the request. He presented a sample Porch Permit for discussion. After some discussion it was declared that the permit presented had not been approved by the Membership Corp. Mr. Kiefer stated that the Plan Commission could only approve the previously presented draft as it had been approved by the Membership Corp. Mr. Kiefer stated that any changes would need to be approved at the next membership meeting and could then be presented to the Plan Commission for amendments.

Mr. Neidlinger asked if the County would charge for the permits or would they receive any monies. He stated that he would like to see the County generate revenue from the room additions.

Questions were raised regarding what would be done with the rooms that have been built without permits and the rooms that were not built to code. Mr. Allen stated that all the rooms should be brought up to standard. Mr. Kiefer stated that the County could help the park with the violations.

Mr. Kiefer reiterated that amendments would need to be approved by the Membership Corp. before the Plan Commission could consider them. Mr. Rodriguez stated that he would like to see something approved and they could meet and bring additional amendments to the Plan Commission at a later date. Mr. Fisher suggested a temporary approval of the original approved draft. Mr. Rodriguez stated that the next membership meeting would be in August 2005. Mr. Neidlinger asked if the original draft was approved at their membership meeting. Mr. Rodriguez stated that was correct. Mr. Allen stated that there was no choice but to vote on the original draft and any further amendments would need to be presented after their next membership meeting.

Mr. Neidlinger asked if there was any way to attached a fee. Mr. Allen stated that they would not be able to impose a fee without an ordinance. Mr. Kiefer agreed.

Mr. Allen moved and Mr. Fisher seconded a motion to approve the amendment to the Covenants of Planned Unit Development. The motion passed by a unanimous vote of approval.

Mr. Kiefer presented minutes for the last two Zoning Committee Meetings. He stated that he felt the meetings were going well. Mr. Lintner asked if attendance was good. Mr. Kiefer stated that he has noticed good attendance.

There was no further business before the board. The meeting was adjourned.

Harold  
VanVactor  
Secretary