

September 26, 2024  
Regular Meeting of the  
Marshall County Plan Commission  
112 W. Jefferson St. Room 203  
Plymouth, IN 46563

## MINUTES

President, David Hostetler, called the Marshall County Plan Commission meeting to order at 7:00 p.m. on Thursday, September 26, 2024, in Room 203 of the Marshall County Building. Present were Commission Members David Hostetler, Craig Cultice, Chris Kline, Michelle Mieras, Mike Burroughs, Brianna Slonaker and Deborah Johnson. Plan Director Ty Adley, Lori Lowry Administrative Assistant, and City of Plymouth Liaison Fred Webster along with interested parties. Members absent were Terri Barnhart and Matt Miller.

**Mr. Burroughs made a motion to approve the May 23, 2024 Planning Commission meeting minutes, seconded by Ms. Slonaker. Motion carried by acclamation.**

**Ms. Mieras made a motion to approve the July 25, 2024 meeting minutes, seconded by Mr. Cultice. Motion carried by acclamation.**

The first item of business was 24-PC-10 BURCH, JeAnna - A request for a Petition to Re-Zone from L-1 (Lake Residential) to A-1 (Agricultural); located at: 4825 N. Underwood Rd., Walkerton, IN Polk Twsp., Zoned L-1. Ms. JeAnna Burch of 4825 N. Underwood Rd. Walkerton was present to represent her request. Mr. Adley presented the findings of fact.

The applicant is seeking to rezone their 4.6 acre parcel on Underwood Road just south of Koontz Lake from L-1 Lake Residential to A-1 Agricultural. The reason for the rezone is to be able to raise animals. Many of the properties to the South are already zoned A-1 along with one just to the Southeast that was recently rezoned from L-1 to A-1 in early 2024.

**RECOMMENDATION:** Based on the information provided and review by the Technical Review Committee, Staff and TRC would recommend approval of the proposed rezoning.

Due to all of the adjacent letters being returned as undeliverable from the post office after the meeting we were advised to re-hear the request to allow for proper notice.

Mr. Kline made a motion to open for public hearing, seconded by Mr. Burroughs. Motion carried by acclamation.

1. Patrick & Kathy Raycroft                      20834 S. Lake Dr.                      Requesting denial as they don't want livestock that close to their home on the lake.

Marshall County Plan Commission  
September 26, 2024

2. Koontz Lake Conservancy District Is not in favor as the south side of said property runs along the Pontius Ditch which flows into the Koontz Lake several hundred yards from this property.

Ms. Mieras made a motion to close the public hearing, seconded by Mr. Burroughs. Motion carried by acclamation.

**Mr. Burroughs made a motion to approve 24-PC-10 BURCH, JeAnna - A request for a Petition to Re-Zone from L-1 (Lake Residential) to A-1 (Agricultural); located at: 4825 N. Underwood Rd., Walkerton, IN Polk Twsp., Zoned L-1, with a favorable recommendation to the Marshall County Commissioners, seconded by Mr. Cultice. Motion carried with a voice vote 7-0.**

#### Other Business

##### Battery Task Force:

There have been two meetings to date. Discussion included the purpose, zoning ordinance basics, review, electricity 101, battery sites within northern Indiana, ordinance structure and intent.

The task force went and looked at a facility south of Columbia City.

There is an interest in getting to talk with Paul Rodgers from ESRG to be able to answer questions by the task force.

##### 2025 Proposed Plan Commission Calendar

This calendar will be brought to the board at the next meeting.

There being no further business, a motion was made to adjourn and seconded. The motion was passed by a voice vote.

Respectfully submitted.

Craig Cultice,  
Secretary