

April 24, 2025  
Regular Meeting of the  
Marshall County Plan Commission  
112 W. Jefferson St. Room 203  
Plymouth, IN 46563

## MINUTES

President, Stan Klotz, called the Marshall County Plan Commission meeting to order at 7:00 p.m. on Thursday, April 24, 2025, in Room 203 of the Marshall County Building. Present were Commission Members Brandon Calhoun, Craig Cultice, Larry Houin, Deb Johnson, Don Nunemaker, and Stan Klotz. Staff present was Lori Lowry and Teena Hunsberger Administrative Assistants. Members absent were Terri Barnhart, Michelle Mieras, and Brieanna Slonaker.

Mr. Nunemaker made a motion to approve the minutes of the March 27, 2025, Regular Plan Commission meeting, seconded by Mrs. Johnson. Motion carried by acclamation. Mr. Cultice abstained.

The first item of business was 25-PC-07 SCHMIDT, James & Rita - A request for a one lot minor subdivision; located at: 4900 French St., Plymouth, IN Polk Twsp, Zoned T-1. Rita Schmidt of 4647 12B Rd. Bourbon, James Schmidt 635 N. Harrison Warsaw, IN and James McLochlin of Whiteman Land Survey were present to represent the request. Mrs. Lowry presented the findings of fact.

The proposed subdivision will create a smaller lot containing an existing residence. The residence is already served by existing an existing well and septic system. The new lot's existing structures meet required setbacks for T-1 zoning. Both lots have access to the adjacent French Street. The proposed subdivision is consistent with the standards for orderly development, the Comprehensive Plan, and other standards of the Subdivision Control Ordinance.

### Recommendation:

Based upon the information provided, staff would recommend approval of the application.

The applicant's plan is to split the ground and sell the parcel with the house to their sister.

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

1. Jerry Ross                      17555 Main St. Plymouth                      Lives directly east of the property. Questioned the survey stakes. The applicant stated they had the property surveyed so they knew the exact property lines for cleaning fence rows.

Mr. Cultice made a motion to close the public hearing, seconded by Mr. Nunemaker. Motion carried by acclamation.

Marshall County Plan Commission

April 24, 2025

**Mr. Cultice made a motion to approve 25-PC-07 SCHMIDT, James & Rita - A request for a one lot minor subdivision; located at: 4900 French St., Plymouth, IN Polk Twsp, Zoned T-1, seconded by Mr. Calhoun. Motion carried with a voice vote 5-0 with Mrs. Johnson abstaining.**

#### Plan Director Update

Mrs. Johnson made a motion to hire Nicholas Witwer as the Marshall County Plan Director, seconded by Mr. Nunemaker. Motion carried with a voice vote 6-0. Mr. Witwer's start date will be April 28, 2025.

#### Ordinance Discussion

The BESS committee last met when Mr. Adley was here on November 19<sup>th</sup>. The committee met again on Tuesday, April 22<sup>nd</sup> and continued the review. The BESS review will continue under the direction of the new plan director. It was discussed that the next ordinance review will be the solar ordinance review. President Klotz stated that the two ordinance reviews with the biggest impact should go first which are BESS and Solar.

President Klotz stated that at the state level on H.B. 425 local zoning will still keep authority on Solar and Battery Energy Storage Systems. There's still a possibility that there could be a limit of one year on moratoriums.

Due to the ordinances having little information on drainage the committee will look to the county surveyor to assist in reviewing the proposal.

There being no further business, a motion was made to adjourn and seconded.

Respectfully submitted.

Craig Cultice,  
Secretary