

October 14, 2025
Regular Meeting of the
Marshall County Board of Zoning Appeals
112 W. Jefferson St. Room 203
Plymouth, IN 46563

MINUTES

President, Jeff Gustafson, called the Marshall County Board of Zoning Appeals meeting to order at 7:00 p.m. on Tuesday, October 16, 2025, in Room 203 of the Marshall County Building. Present were Commission Members Jeff Gustafson, Trent Bennett, Don Nunemaker, Larry Houin, and Tim Pletcher. Also, present was Nicholas Witwer, Plan Director and Lori Lowry Plan Commission Staff and interested parties.

The plan director welcomed new member Tim Pletcher and read oath of office.

The minutes of the September 9, 2025, meeting were presented and reviewed. Mr. Bennett made a motion to approve, seconded by Mr. Houin. Motion carried by acclamation.

Mr. Bennett made a motion to approve the September 9th Findings of Facts, seconded by Mr. Nunemaker. Motion carried by acclamation.

The first item of business was 25-BZA-47 MENSER, Jerry & Frances - A request for a Variance of Developmental Standard to allow a secondary before a primary to place a 16'x32' shed on the property; located at 50-31-23-000-072-000-017 12B Rd. Plymouth, IN West Twsp., Zoned L-1. Mr. Jerry Menser of 16259 12B Rd. Plymouth was present to represent his request. Mr. Witwer presented the findings of fact.

The applicant proposes to place a 16 ft. by 32 ft. shed on a vacant property off water that is located across the street from his residence. The shed would be used for personal storage.

The proposed location of the site will meet all required setbacks.

Recommendation:

Based upon the information provided and review by the Technical Review Committee, staff and the TRC would recommend approval of the application.

Mr. Nunemaker made a motion to open for public hearing, seconded by Mr. Bennett. Motion carried by acclamation. There being nobody to speak for or against Mr. Nunemaker moved to close, seconded by Mr. Bennett. Motion carried by acclamation.

No additional questions or comments from the board.

Mr. Nunemaker made a motion to approve 25-BZA-47 MENSER, Jerry & Frances - A request for a Variance of Developmental Standard to allow a secondary before a primary to place a 16'x32' shed on the property; located at 50-31-23-000-072-000-017

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12B Rd. Plymouth, IN West Twsp., Zoned L-1 based on the Findings of Fact, seconded by Mr. Houin. Motion carried with a voice vote 5-0.

The second item of business was 25-BZA-48 ISOM, Robert & Kizzy - A request for a Variance of Developmental Standard to reduce the rear yard setback from the required 20' to 5' in order to build a 24'x56' pole building; located at: 17370 Tomahawk Tr Plymouth Zoned L-1. Mr. Robert Isom of 17370 Tomahawk Tr Plymouth was present to represent his request. Mr. Witwer presented the findings of fact.

The applicants propose to build a 24 ft. by 56 ft. pole building at the rear of their property.

Recommendation:

The Technical Review Committee reviewed this application and recommended that the applicant obtain a survey to establish the rear property line. The staff would recommend approval of the application conditioned on the surveying of the rear property line.

The applicant has original survey stakes and would like to use those markers rather than doing re-doing a survey. The president stated that it would be his responsibility to make sure the setbacks are met.

To prepare for the proposed building trees have been removed from the property line. The neighbor directly behind them doesn't have any issues with the proposal.

Mr. Bennett made a motion to open for public hearing, seconded by Mr. Nunemaker. Motion carried by acclamation. There being nobody to speak for or against Mr. Houin moved and Mr. Nunemaker seconded the motion to close the public hearing. Motion carried by acclamation.

No additional questions or comments from the board.

Mr. Houin made a motion to approve 25-BZA-48 ISOM, Robert & Kizzy - A request for a Variance of Developmental Standard to reduce the rear yard setback from the required 20' to 5' in order to build a 24'x56' pole building; located at: 17370 Tomahawk Tr Plymouth Zoned L-1 based on the Findings of Fact, seconded by Nunemaker. Motion carried with a voice vote 5-0.

The third item of business was 25-BZA-49 BORKHOLDER, Eddie Ray & Diana - A request for a Variance of Use to allow a retail location (Tagout Technique LCC) that sells deer hunting supplies and other outdoor products; located at: 2525 Birch Rd. Bremen, Zoned A-1. Mr. Derek Borkholder of 2877 Birch Rd. Bremen and Mr. Andrew Miller of 72036 CR 100 Nappanee were present to represent their request. Mr. Witwer presented the findings of fact.

The applicants propose constructing a 70 ft. by 110 ft. building to use as a retail store and warehouse for their business, Tagout Technique, LLC, which sells deer hunting and land management related products. The TRC recommended a detailed drainage plan for the project. Such a plan is required by ordinance due to the proposed construction of a building greater than 4,000 sq. ft.

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Recommendation

Based upon the information provided and review by the TRC and staff, the staff would recommend approval of the application, noting that the construction of the proposed new facility will be required to obtain drainage plan approval demonstrating that it will not have a negative impact on surrounding properties with respect to storm water runoff.

This business has another site on 6th Rd. in Plymouth that was approved in 2024. They plan to continue to store equipment at that site. Currently there are retail sales through a call center. They plan to continue the business at the new location with additional items. The area already has multiple businesses, and they don't see the proposed will increase traffic.

The previous site housed a buggy repair/sales business. Most recently the building has been used for storage.

The neighbor to the west only concern was water runoff. A drainage plan has been prepared and submitted along with a construction design release. There is a county outlet on the northeast corner, and if that doesn't work there is a new 5" neighborhood tile that could be used as well.

With this not being a home-based business the applicants will need prior approval before putting up a sign since the zoning is A-1. At the time of the application the applicants were unsure what type of sign they wanted.

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

1. Eddie Ray Borkholder 59 3rd Rd. Is in favor of the project. Wanted to clarify the size of the building is 70'x110' (not 100').

Mr. Nunemaker moved to close the public hearing, seconded by Mr. Houin. Motion carried by acclamation.

Mr. Nunemaker made a motion to approve 25-BZA-49 BORKHOLDER, Eddie Ray & Diana - A request for a Variance of Use to allow a retail location (Tagout Technique LCC) that sells deer hunting supplies and other outdoor products; located at: 2525 Birch Rd. Bremen, Zoned A-1 based on the Findings of fact with the following conditions:

1. **Approved Drainage Plan**
2. **Construction Design Release**
3. **Signage**
4. **Business Hours Monday through Thursday 8am-5pm Friday 8am-4pm and Saturday 8am-1pm**

Seconded by Mr. Bennett. Motion carried with a voice vote 5-0.

The fourth item of business was 25-BZA-50 BORKHOLDER, Eddie Ray - A request for a Variance of Developmental Standard to allow an increase in lot coverage from 30% to 57% to build a new building; located at: 2525 Birch Rd. Bremen Zoned A-1. Mr. Derek Borkholder of 2877 Birch Rd. Bremen and Mr. Andrew Miller of 72036 CR 100 Nappanee were present to represent their request. Mr. Witwer presented the findings of fact.

The applicants propose constructing a 70 ft. by 110 ft. building to use as a retail store and warehouse for their business, Tagout Technique, LLC, which sells deer hunting and land management related products. The TRC recommended a detailed drainage plan for the project. Such a plan is required by ordinance due to the proposed construction of a building greater than 4,000 sq. ft.

Recommendation:

Based upon the information provided and review by the Technical Review Committee, staff would recommend approval of the application, noting that the construction of the proposed new facility will be required to obtain drainage plan approval demonstrating that it will not have a negative impact on surrounding properties with respect to storm water runoff.

Storm water runoff plan hasn't been received to date, but will be turned in as soon as its received.

The plan director commented that he believes the impervious coverage proposed of 57% is actually much higher. He thinks it is closer to around 70%. The plan director recommends moving forward with the request and the recommendation will not change. There is a possibility that the retention area may need to be increased due to the increase in impervious coverage. Mr. Borkholder understood.

The septic will be a mound system, and has already been designed.

Mr. Nunemaker made a motion to open for public hearing, seconded by Mr. Houin. Motion carried by acclamation. There being nobody to speak for or against Mr. Nunemaker moved and Mr. Bennett seconded the motion to close the public hearing.

Mr. Nunemaker made a motion to approve 25-BZA-50 BORKHOLDER, Eddie Ray - A request for a Variance of Developmental Standard to allow an increase in lot coverage from 30% to 57% to build a new building; located at: 2525 Birch Rd. Bremen Zoned A-1 based on the findings of fact with the following conditions:

1. Approved drainage plan
2. Plan Director and Surveyor approve the impervious area seconded by Mr. Houin. Motion carried with a voice vote 5-0.

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Other Business

With no further business to come before the board, Mr. Bennett moved to adjourn the meeting with a seconded by Mr. Nunemaker. Motion carried.

Respectfully submitted,

Secretary