

December 20, 2018  
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 7:30 p.m. on Tuesday, December 20, 2018, in Room 203 of the Marshall County Building. Present were: Commission Members Terri Barnhart, Craig Cultice, Mike Delp, Rance Glingie, James Berger, Don Morrison, Dan Voreis, Bob Yoder and Stan Klotz. Plan Director Ty Adley, Secretary Lori Lowry and interested parties.

The first item of business was the review of the minutes from the December 6, 2018, meeting. **Mrs. Berger moved and Mr. Glingie seconded the motion to approve the minutes as written. The motion passed by acclamation.**

The second item of business was 18-PC-11 ROSS, Brian & Lorette – A request for a one (1) lot Minor Subdivision dividing a 6.25-acre parcel into a 5-acre parcel B and 1.25 acres Parcel D; located at 14553 3<sup>rd</sup> Rd., Plymouth, IN Zoned A-1, North Twsp. Mr. Brian Ross was present to represent his request. Mr. Adley presented the findings of fact.

The subject property was a parent tract of 76.37 acres and had previously been split 3 times which is the permissible limit for administrative splits.

The property was originally Mr. Ross's parents. While Mr. Brian Ross has built a new house down the road, he has no need for an additional house. Therefore, he would like to split off his parents' home from the property so he can sell the home and keep the acreage. The second lot is buildable.

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

1. James Bradley – Lives adjacent to the property and doesn't have any problems with the request.
2. Kenny Hygema – Neighboring property owner and doesn't have any problems with the request.
3. Roy ? – Purchaser of the home and is in favor of the request.

**Mr. Delp made a motion to approve 18-PC-11 ROSS, Brian & Lorette – A request for a one (1) lot Minor Subdivision dividing a 6.25-acre parcel into a 5-acre parcel B**

**and 1.25 acres Parcel D; located at 14553 3<sup>rd</sup> Rd., Plymouth, IN Zoned A-1, North Twsp. , with the condition that proposed Lot D meet flush with the western boundary of Lot B, thus not creating an irregularly shaped lot and that the new lot meet applicable setback requirements, seconded by Mr. Morrison. Motion carried with a voice vote 9-0.**

#### Stop Sign Vandalism

Mr. Delp wanted the guests and board to be aware that there has been stop sign vandalism in the county. For safety reasons please be cautious when driving as there might be stop signs gone where there should be one.

#### Hutchison Violation

Mr. Thomas Hutchison was present for a discussion on the violation at his property 17688 Vine St., Tyner, Indiana. Mr. Adley presented one bid that was received for the clean up of this property. The bid was from Langfeldt Excavating in the amount of \$8,876.00.

The board was given an update showing current photos. Junk, debris and lawn mowers etc are still a nuisance. There has been some clean up on the property since the last visit.

Mr. Hutchison explained that he hasn't been able to clean a lot of the property up because he hasn't had access to the rear of the property because there was a dispute with the neighbor about the property line. This has currently been resolved and new gravel has been put down in the drive. The wet ground has also been a huge hinderance.

The dumpster in the back of the property cannot be removed until the company can safely get it removed without getting stuck. Many of the vehicles have been removed as well as junk. Started to add on to the building to store some of the items in, but there has been issues with the construction which has held up moving items into it.

Mr. Hutchison is on disability and has had little funds to pay to clean up. Then when the flood came it damaged the house and it's been unlivable.

Believes there is only one to two weeks of work to clean up the property. Requested additional time to clean up. Was asked if he had an additional 4 days to clean up if he could have the majority done and his answer was yes.

**Mr. Delp made a motion to extend clean up time until the next meeting and the Plan Director will visit the property right before the meeting to bring the board up to date and if the cleanup is not satisfactorily cleaned up by that date the bid that was opened tonight will immediately be activated, seconded by Mr. Yoder. Motion carried 7-2 with Mr. Voreis and Mr. Klotz voting against.**

#### Fencing Discussion/Campground

As per the request of the board from the December 6<sup>th</sup> meeting documentation has been turned over to the board's attorney for legal clarification. The septic side of discussion all falls on the State Board of Health as well as the local Health Department.

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Board Members terms expire and retirement

Mr. Don Morrison was recognized for many years of service with the county and Plan Commission as well as Mr. Rance Glinge for his terms on the board.

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

Respectfully submitted

Bob Yoder