

August 25, 2022  
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 Thursday, June 25, 2022, in Room 203 of the Marshall County Building. Present were: Commission Members Jon VanVactor, Matt Miller, Bob Yoder, Terry Barnhart, David Hostetler, and Stan Klotz. Plan Director Ty Adley, and Lori Lowry Administrative Assistant were present along with interested parties.

Minutes of the June 23, 2022, meeting was presented. Mr. Hostetler moved, and Ms. Barnhart seconded the motion to approve the minutes as submitted. The motion passed by acclamation.

The first item of business was 22-PC-04 VALDEZ, Zonia & Arturo - A request for a zoning change from C-1 to T-1 to allow the rebuilding of apartments; located at: 101 S. Michigan St. Lapaz North Township Zoned C-1. Arturo Valdez and Jose Gonzalez were present to represent their request. Mr. Adley presented the findings.

The applicant is seeking to redevelop a lot in Lapaz at the intersection of Michigan Street and Randolph Street on the North side of the downtown business district. The corner lot is currently zoned C-1 General Commercial District which is what occupies the majority of the zoning in that area along the Michigan Street Corridor. To the west and the southeast there are properties that are zoned T-1 Town Residential. The proposal to redevelop the lot into 4-6 apartment has already been presented to the Lapaz Town Council who sold the property to Mr. Valdez with the terms that he would have the existing build demolished quickly after sale. The Town Council further supports the request based on the properties previous use and the lack of housing in Lapaz. The C-1 district does not permit multi family structures, but they are permitted by right within the T-1 district.

Mr. Valdez' plan is to develop 4 apartments with 2 bedrooms in each unit.

Mr. Hostetler made a motion to open for public hearing, seconded by Mrs. Barnhart. Motion carried by acclamation. There being nobody to speak for or against Mrs. Barnhart moved and Mr. Yoder seconded the motion to close the public hearing. Motion carried by acclamation.

**Mr. Yoder made a motion to approve 22-PC-04 VALDEZ, Zonia & Arturo - A request for a zoning change from C-1 to T-1 to allow the rebuilding of apartments; located at: 101 S. Michigan St. Lapaz North Township Zoned C-1 with a favorable recommendation to the Marshall County Commissioners, seconded by Mrs. Barnhart. Motion carried with a voice vote 6-0. This is a small community that needs improvements, and this will be a true asset to the community.**

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**Mr. Yoder wanted to commend the Valdez family to help the town out by doing the demolition and rebuilding.**

Other Business

Due to Mr. Adley being out of the office ill the day of budget presentations Mr. VanVactor explained to the county council the board's proposal of moving the plan directors hours from 35 to 37 to compensate the plan director more equitably for the hours he is working. The council seemed to understand and didn't have any questions.

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