



Marshall County Plan Commission & Building Department  
112 W. Jefferson St. Room 302  
Plymouth, IN 46563  
574/935-8540

May 24, 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 Thursday, May 24, 2018, in Room 203 of the Marshall County Building. Present were: Commission Members Craig Cultice, Terri Barnhart, Mike Delp, James Berger, Dan Voreis, Don Morrison and Stan Klotz. Plan Director Ralph Booker, Secretary Lori Lowry and interested parties.

**The first item of business was the review of the minutes from the April 26, 2018 meeting. Mr. Delp made a motion to approve the minutes as presented, seconded by Mrs. Barnhart. Motion carried by acclamation.**

The second item of business was 18-PC-02 WENZEL IND – (WITHDRAWN) A tabled request for a replat of lots 5 & 8 to form lot 10, Country Knoll Subdivision, located at country Lane, Plymouth, Center Twsp., Zoned R-2.

The third item of business was 18-PC-03 ANDERSON, Lloyd & Theresa – A request for a Vacation of the easement between lots 19&20 of Rolling Meadows Subdivision 1<sup>st</sup> Addition, Parcel ID 50-31-23-000-196-000-017, West Twsp., Zoned L-1. Mr. & Mrs. Lloyd & Theresa Anderson were present to represent their request. Mr. Booker presented the findings of fact.

In November 1984 the plat Rolling Meadow Subdivision First Addition was approved by the Marshall County Plan Commission. It was approved by the Commissioners in December 1984. This subdivision contained lots 13 to 20 on the south side of Mill Pond Trail. Lots 1 and 12 were part of Rolling Meadow Subdivision which was on the Lake side of Mill Pond Trail. An area 102.8-foot-wide between lots 19 and 20 was established as an Easement for Ingress and Egress. According to the November 29, 1984 Plan Commission minutes this was to provide a future street to access any expansion of the subdivision to the south. Since then the applicant has no desire to add additional lots to the south. The TRC has reviewed the request and passed with a favorable recommendation.

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In the past there were intentions to add another row of lots, but it never happened. Since there are no intentions to ever subdivide they would like to vacate the easement.

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

1. Mike Splex – 16870 Millpond Tr. - Neighboring property owner has mowed the property for over 20 years and is greatly in favor of vacating this parcel.

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

**Mr. Delp made a motion to approve and pass with a favorable recommendation to the Marshall County Commissioners 18-PC-03 ANDERSON, Lloyd & Theresa – A request for a Vacation of the easement between lots 19&20 of Rolling Meadows Subdivision 1<sup>st</sup> Addition, Parcel ID 50-31-23-000-196-000-017, West Twsp., Zoned L-1, seconded by Mr. Cultice. Motion carried 6-0.**

The fourth item of business was 18-PC-04 CROSSROAD AT 6 AND 31 AND GRAMM HOLDING COMPANY – A request for a re-plat of Lot 2 of 6 and 31 Subdivision into Lot 2 A of 1.47 acres and Lot 2B of 14.22 acres, Parcel ID 50-52-95-404-422-002-010, North Twsp., Zoned C-2 Highway Commercial District. Mr. Richard Graham was present to represent his request. Mr. Booker presented the findings of fact.

In April 2017 the applicant had a minor subdivision approved which eliminated several parcels and created a parcel for the telecommunication tower in Lapaz. Now the applicant wishes to divide off a 1.47-acre parcel on the east side of a 15.69-acre parcel. This parcel would be just west of the automotive store on the north side of US 6 which is owned by the applicant. The applicant will not be adding a new driveway but use the driveway to the east. The property would be used to expand the automotive store.

The proposal is to add on additional bays to the existing building. There is a need for widening the property so they can accommodate semis better on the property. By having additional area, it will allow semis to turn more easily on the property. Currently the only way for vehicles traveling from the west has to go down past the business and turn around and come back to access the business driveway. By re-platting this parcel it will allow the business to utilize the existing driveway that was first used by a house that is no longer there. This will allow people to enter the business from the west without having to do the loop.

Mr. Booker asked the applicant why they wouldn't consider taking the existing 1.47 acres and combine it with the property to the east where Cornerstone is at? With this new information about creating an addition on the existing building it would be building over a property line which isn't allowed. By owning both properties Mr. Graham thought that building over the property line was okay. The applicant was advised that if he proceeded with the existing request the only way he could get a permit to build would be to sign a Contiguous Lot form or do another replat at that time.

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Mr. Hans Musser with Jones Petri and Rafinski Survey Company came before the board as the surveyor for the applicant and stated that it's feasible to combine the east parcel to Lot A. They would just need to do additional survey work by the director of their applicant. There was a question about the utility easement and it was said that it will be made part of the combined parcel.

After discussion the board agreed that the applicants best route to take would be table the request and come back before the board in June with a proposal of the two lots combined.

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

1. Chet ? – 519 Sycamore, Dyer – (Represent Speedway Gas Station) – Came out of curiosity to hear the plans as the also have traffic congestion.

Mr. Delp moved and Mr. Cultice seconded the motion to close the public hearing. Motion carried by acclamation.

Mr. Gramm requested that the board table this request until June 28, 2018. Motion carried by acclamation.

Mr. Booker presented his calendars to the board.

#### Other Business

The board will convene for an executive session on May 29, 2018, at 7:00 pm in Room 300 to interview the candidates for the Plan Director's Position.

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