

February 27, 2020
Regular Meeting of the
Marshall County Plan Commission
112 W. Jefferson St. Room 203
Plymouth, IN 46563

MINUTES

Vice - President, David Hostetler, called the Marshall County Plan Commission meeting to order at 7:00 p.m. on Thursday, February 27, 2020, in Room 203 of the Marshall County Building. Present were: Commission Members Terri Barnhart, James Berger, Craig Cultice, David Hostetler, Matt Miller, and Jack Roose. Plymouth Liaison, Fred Webster, Plan Director Ty Adley, and Lori Lowry Administrative Assistant were present along with interested parties. Members absent were Mr. Voreis, Mr. Yoder and Mr. Klotz.

The second item of business was the review of the minutes from the January 23, 2020, meeting. **Mr. Miller moved and Mrs. Barnhart seconded the motion to approve the minutes as written. The motion passed by acclamation.**

The second item of business was 20-PC-01 DAVIS, Sterling - A request for a two lot Minor Subdivision approval for Sterling Davis located at 17622 Vine St., Plymouth, IN Polk Twsp., Zoned T-1. The applicant is seeking to subdivide the 7.6 acre T-1 (Town Residential) parcel into 2 lots (1.31 acres and 6.12 acres). Mr. David Washburn, real estate agent, represented the applicant. Mr. Adley presented the findings of fact.

The property is mostly used as agricultural crop ground, but there is one main structure that is a 4-unit multi-family residence. The Zoning Ordinance does not account for multi-family development with use of a septic system. The applicant has taken into consideration the existing septic system and has left aside additional acreage should a new system be necessary in the future.

Mr. Sterling Davis passed away in 2018. In 2011 Mr. Washburn represented Mr. Davis on a real estate transaction. When Mr. Sterling passed away his children contacted Mr. Washburn to assist them in liquidating the farm. Part of the agreement was the six acres be added back to the whole which is a why a replat has to be done. The 40 acres has already been sold. This 6 acres will be an added bonus to the purchaser.

Part of these 6 acres has been used as a multi residential unit for at least the past four years by a husband, wife and wife's mother and are in the process of buying this acre as their primary residence without it being a multi residential unit.

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Mr. Miller made a motion to open for public hearing, seconded by Mrs. Barnhart. Motion carried. There being no one to speak for or against Mr. Roose made a motion to close the public hearing, seconded by Mrs. Barnhart.

Mr. Roose made a motion to approve 20-PC-01 DAVIS, Sterling - A request for a two lot Minor Subdivision approval for Sterling Davis located at 17622 Vine St., Plymouth, IN Polk Twp., Zoned T-1. The applicant is seeking to subdivide the 7.6 acre T-1 (Town Residential) parcel into 2 lots (1.31 acres and 6.12 acres), seconded by Mrs. Barnhart. Motion carried with a voice vote 6-0.

Other

The soil erosion ordinance was passed at the February 16th meeting. The solar and fee ordinance have passed on the first reading and had a little hesitancy. The moratorium ordinance was passed on the February 16th meeting. A task force is being formed for solar projects.

The annual report will be discussed at the March meeting.

There will be a March 26th Plan Commission meeting as there are currently three cases.

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