PLYMOUTH BOARD OF ZONING APPEALS
March 3, 2026

The Plymouth Board of Zoning Appeals met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on March 3, 2026, at 6:30 p.m.

Board Vice-President Paul Wendel called the meeting to order for Board members Jack Garner, Mark Gidley, Alternate Linda Secor, and Alternate Mark Record. Board members Art Jacobs and Brandon Richie were absent. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, and Plan Director Ty Adley. The public was able to see and hear the meeting through Zoom and streamed live at https://www.youtube.com/@CityofPlymouth.

Deputy Clerk-Treasurer Kyle Williams administered the Oath of Office to Mark Record.

Board members Gidley and Garner moved and seconded to approve the minutes of the regular session of December 2, 2025, as presented. The motion carried.

Board members Gidley and Secor moved and seconded to retain Art Jacobs as President, retain Paul Wendel as Vice-President, and to nominate Jack Garner as Secretary. The motion passed by roll call vote with all in favor.

The following legal notice was advertised in the Pilot News on February 21, 2026:

NOTICE OF

116 Legals

PUBLIC HEARING

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a meeting on March 3rd, 2026, at 6:30 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:

BZA 2026-01: Lana Ball, 849 Lincolnway East, Plymouth, IN 46563: A Variance of Development Standards to allow for an increase in number of signs to 3 and to permit a less than 28" diameter perpendicular hanging sign in the C-2 District at the property located at 215 Water Street Plymouth, IN 46563. Identified as parcel 50-32-93-104-936.003-019, zoned C-2, Downtown Commercial District.

BZA 2026-02: Brandi Lintz (Drive and Shine Development Inc), 16915 Cleveland Road Granger, IN 46530: A Variance of Development Standards to allow for an increase in number of signs to 14 at 2155 N. Oak Drive and 2131 N. Oak Drive Plymouth, IN 46563. Identified as parcels 50-42-31-202-004.000-019, 50-42-31-202-008.000-019, 50-42-31-202-007.000-019 and 50-42-31-202-009.000-019, zoned C-3, Corridor Commercial District.

BZA 2026-03: Brandi Lintz (Drive and Shine Development Inc), 16915 Cleveland Road Granger, IN 46530: A Variance of Development Standards to allow for an increase in height of sign to 20' and increase face area to 160 sq ft at 2155 N. Oak Drive and 2131 N. Oak Drive Plymouth, IN 46563. Identified as parcels 50-42-31-202-004.000-019, 50-42-31-202-008.000-019, 50-42-31-202-007.000-019 and 50-42-31-202-009.000-019, zoned C-3, Corridor Commercial District.

Information on these matters may be obtained at the office of the Clerk-Treasurer,124 N. Michigan St., Plymouth, IN and telephone #574-936-2124. Written objections to the proposal filed at the Clerk-Treasurer's office will be considered and oral comments will be heard. The hearing may be continued from time to time as may be found necessary.

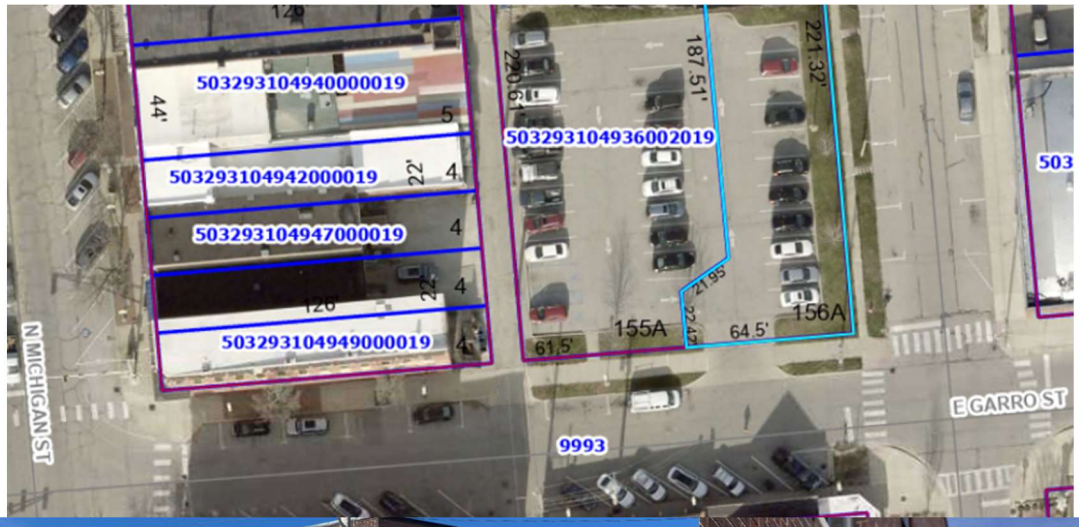
If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.

Kyle Williams, Recording Secretary, Board of Zoning Appeals, February 21st, 2025.

February 21, 2026 PN371363

BZA 2026-01: Lana Ball, 849 Lincolnway East, Plymouth, IN 46563: A Variance of Development Standards to allow for an increase in number of signs to 3 and to permit a less than 28" diameter perpendicular hanging sign in the C-2 District at the property located at 215 Water Street Plymouth, IN 46563. Identified as parcel 50-32-93-104-936.003-019, zoned C-2, Downtown Commercial District.

Plan Director Adley reviewed the findings of fact and the request from the applicant. He shared the images below:





Gidley asked where the hanging sign would be.

Adley replied that the hanging sign would be at the southeast corner entrance.

Gidley asked if the signs would be internally lit or lit by the fixtures over the top.

Lana Ball (849 Lincolnway East, Plymouth, IN 46563)

Ball replied that they would be lit by the fixtures.

Garner asked how low the hanging sign would be.

Ball replied that the lowest part of the circular part of the sign could not be any lower than 8 feet.

Adley agreed and stated that it would have to meet the standards laid out in the ordinance. He stated this particular sign was not called out well in the ordinance, and we plan to seek that clarification through a future amendment.

Board members Gidley and Garner moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

Board members Gidley and Garner moved and seconded to close the public hearing. The motion carried.

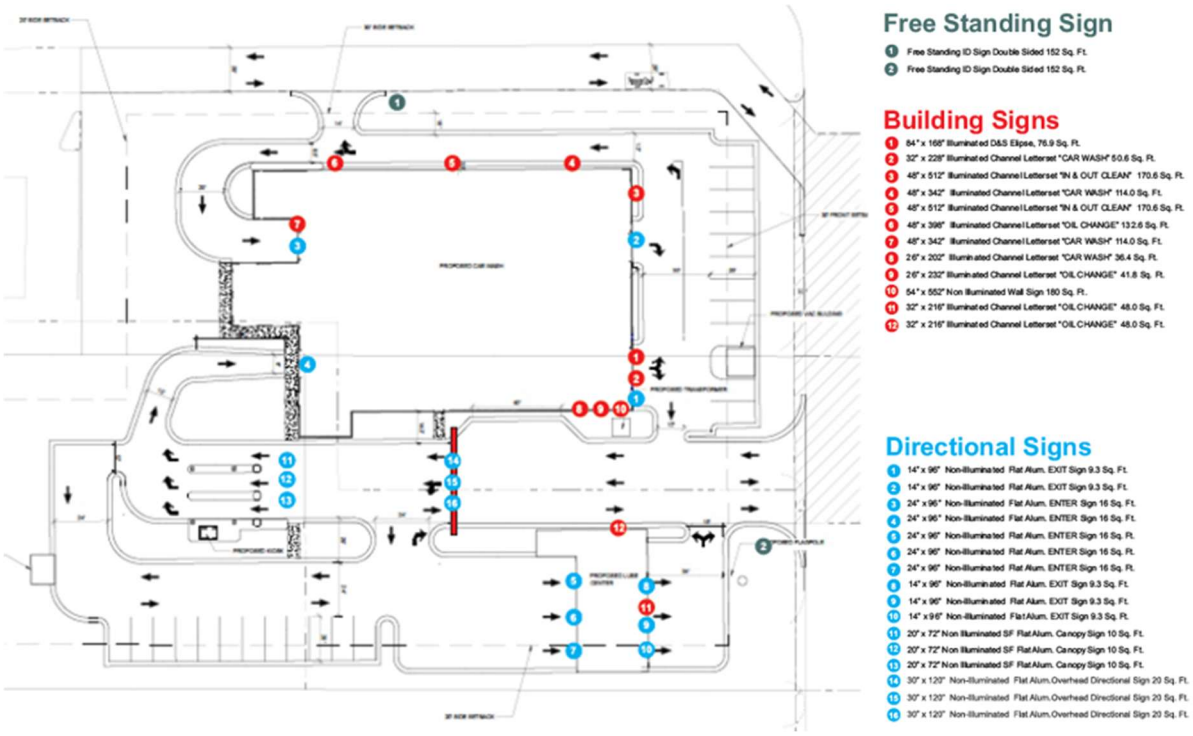
Board members Garner and Secor moved and seconded to approve BZA 2026-01 as presented. The motion passed by roll call vote.

In Favor:	Garner, Gidley, Secor, Record, and Wendel
Against:	None
Absent:	Richie and Jacobs

BZA 2026-02: Brandi Lintz (Drive and Shine Development Inc), 16915 Cleveland Road, Granger, IN 46530: A Variance of Development Standards to allow for an increase in the number of signs to 14 at 2155 N. Oak Drive and 2131 N. Oak Drive, Plymouth, IN 46563. Identified as parcels 50-42-31-202-004.000-019, 50-42-31-202-008.000-019, 50-42-31-202-007.000-019 and 50-42-31-202-009.000-019, zoned C-3, Corridor Commercial District.

Plan Director Adley reviewed the findings of fact and the request from the applicant. He shared the images below:





Adley clarified that the signage request was strictly for the freestanding and building signs. He stated that the directional signs are not a part of this request because directional signs do not require additional approval. He went into further detail regarding each sign. He provided the following staff recommendation for this request:

Recommendation

- Based on the information provided and general description of the proposal, staff would reluctantly recommend approval of the 14 signs, because the reduction that would have been proposed to counter the 14 signs would have likely been addressed through a series of cluster signs. That portion of the amendment would also be coupled with the reallocation of how the number and size of signs would be calculated, which would be more based on total square footage of signs rather than a greater limitation on number of signs. Staff would recommend as a condition that the sign sizes be approved based on the drawings provided by the applicant from Vanadco dated 1-29-26.

Board Determination

- Staff Recommendation
  - Approval with the condition of conformance with submitted drawings from Vanadco date 1-29-26

Garner asked if the applicant has spoken about adding additional services to that location.

Adley replied that the owner could better speak to that. He stated that they'll have three sectors of business on that property: the car wash, airvac, and oil change.

Haji Tehrani (16915 Cleveland Road, Goshen, IN 46530)

Tehrani apologized for not being in person and asked his Project Leader, Brandi Lintz, to hand out packets to the board. He went into further detail about the daily operations that would occur on site at the Drive and Shine. He listed the reasons why they needed all this signage:

1. Need to identify the services they provide.
2. Level of investment. Typical buildings near them with large pole signs range from 3000-5000 square feet.

Tehrani commented that the square footage requirement for signs in our ordinance was fairly comparable to other ordinances like the ones in Fort Wayne. He stated the only thing he had seen in our ordinance that he had not seen anywhere else was the limitation on the physical number of signs. He stated that we're actually way below what we can put on for the Fort Wayne ordinance as far as square footage. He stated the hope was that there were plans to rectify that, as it was a very unusual measure to put the physical number of signs on a multi-service operation when, generally speaking, it was always about the square footage.

Brandi Lintz (16915 Cleveland Road, Goshen, IN 46530)

Lintz stated that the square footage of this building alone was more than 20,000 square feet and the amount of square footage of our signs was significantly less than what we are allowed. She stated it was because we were doing this proportionately that we have resulted in these smaller signs but a higher number of signs. She stated what we are providing was more aesthetically pleasing than a larger cluster of signs that would be very unattractive. She stated that, being located on the US 30 and N. Oak Drive area, we would prefer to have the visibility necessary in order to allow travelers on US 30 to make adequate changes at an appropriate time. She explained that we really felt that this signage was a factor for safety and that it would improve the overall visual of the building. She stated it was not about visual impact but balance. She stated that you wouldn't expect such pretty landscaping at a car wash, but they are very nice to look at.

Board members Garner and Gidley moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

Board members Garner and Gidley moved and seconded to close the public hearing. The motion carried.

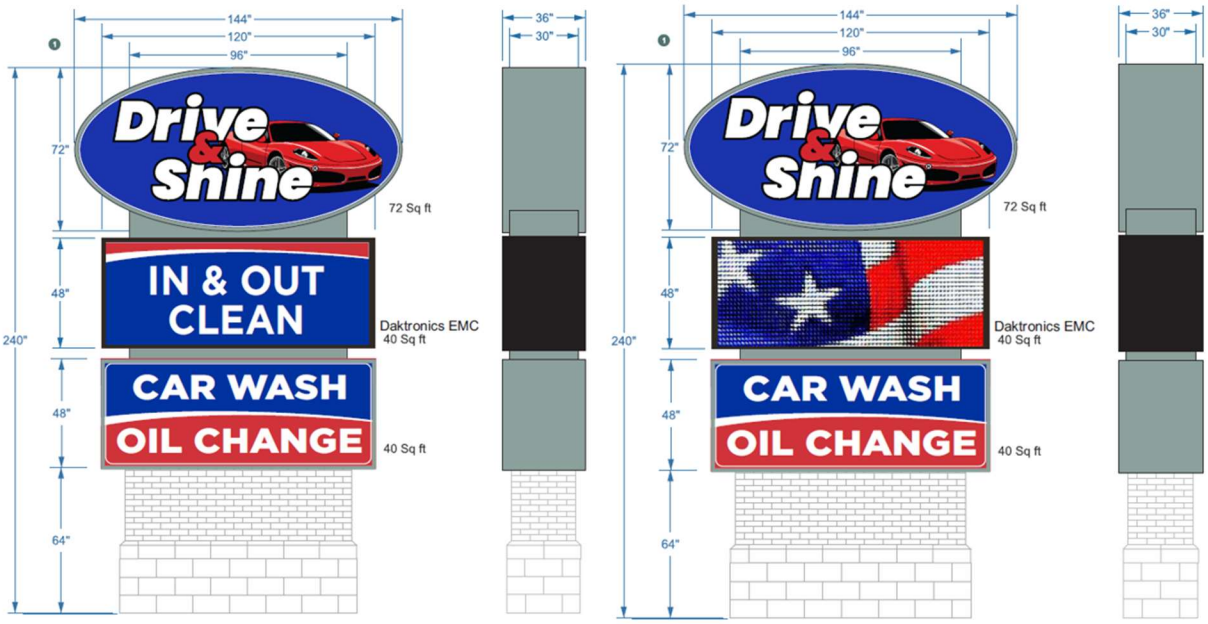
Board members Gidley and Garner moved and seconded to approve BZA 2026-02 with staff's recommendation as seen above. The motion passed by roll call vote.

In Favor:	Garner, Gidley, Secor, Record, and Wendel
Against:	None
Absent:	Richie and Jacobs

BZA 2026-03: Brandi Lintz (Drive and Shine Development Inc), 16915 Cleveland Road, Granger, IN 46530: A Variance of Development Standards to allow for an increase in height of sign to 20' and increase face area to 160 sq ft at 2155 N. Oak Drive and 2131 N. Oak Drive,

Plymouth, IN 46563. Identified as parcels 50-42-31-202-004.000-019, 50-42-31-202-008.000-019, 50-42-31-202-007.000-019 and 50-42-31-202-009.000-019, zoned C-3, Corridor Commercial District.

Plan Director Adley reviewed the findings of fact and the request from the applicant. He shared the images below:



Recommendation

Based on the information provided and general description of the proposal, staff would recommend approval as the proposed increase in sign area is accounted for in the calculations found under case 26- BZA-02. Staff would recommend as a condition that the sign sizes be approved based on the drawings provided by the applicant from Vanadco dated 1-29-26.

Board Determination

- Staff Recommendation
  - Approval with the condition of conformance with submitted drawings from Vanadco date 1-29-26

Gidley asked for clarification on where the two freestanding signs would be. See below map:



Gidley asked if the access easement for the property to the west was settled or not. The question was not pertinent as it was an issue between two private property owners. At this time, access was still as is.

Gidley asked if the location of the northern sign would impact that easement adversely. Adley replied that the sign would not impact it adversely, as it was outside of the easement space.

Wendel asked how the large Bowen Health sign to the west compared to this sign. He stated if he had known you could see that sign from space, he probably would have voted against it.

Adley replied that he did not know how large that sign was, as it was approved when he was not here. He estimated that it was close to a standard billboard. He stated it was substantially larger than what was being requested tonight.

Tehrani stated that a typical billboard was around 700 square feet and the sign they were asking for was 40 square feet, so it was roughly $1/20^{th}$ of the size. He stated that we did not believe in something that big, as it would just be too disproportionate and not attractive. He also added that the reason we did not like pole signs, because we could make it a pole sign, like almost every other sign in the neighborhood, was because it was far cheaper and not as attractive. He stated they want things to look beautiful because we spend all this money on the building and landscaping, so trying to cheapen it with a pole sign was not a good choice.

Garner asked if we felt good that the sign on Oak Drive was far enough back from the street that when you're trying to exit out of there, you'll be able to see traffic.

Tehrani replied that he felt 100% about that because from the edge of the curb, our sign was about 30 feet from the edge of the roadway. He stated that he was estimating it visually.

Adley replied that it was outside of the setback space. He stated we could have that verified when we go through the building permit approval.

Tehrani replied that would be great and we would be sure to stay behind there for safety.

Houin stated he was not sure what the ROW was there but that it was pretty minimal. He stated that for Oak Drive, when an applicant applied for a variance from the sidewalk requirement, the agreement was that they would not have to install a sidewalk in exchange for agreeing to a 10-foot easement for the future trail project. He stated the city was awarded a federal grant to complete the Oak Drive pedestrian improvements, so that project would be moving forward, but the sign had to be set back at least far enough back for that 10-foot easement.

Tehrani stated we were completely supportive of providing that easement to the city.

Board members Garner and Record moved and seconded to open the public hearing. The motion carried.

There were no comments at that time.

Board members Garner and Record moved and seconded to close the public hearing. The motion carried.

Board members Garner and Gidley moved and seconded to approve BZA 2026-03 with staff's recommendation as seen above. The motion passed by roll call vote.

In Favor:	Garner, Gidley, Secor, Record, and Wendel
Against:	None
Absent:	Richie and Jacobs

Other Business:

Manuwal stated he looked up the Bown Health sign, and it was 35 feet tall, and the electronic message portion of it was 24 x 12 feet.

Gidley stated there was a business on South Michigan Street that we required to pave a handicap parking spot. Wendel stated Cashen Creek Florist. Gidley asked if that had been paved.

Manuwal replied that it had not been paved.

Gidley believed that we gave them a year to get that done, and it had been over a year.

Manuwal stated he would check his records.

Wendel asked if there was any update on the business at the north entrance to the city.

Manuwal replied that they made a little headway, but they did go and speak to the County about their drainage issues. He stated that the County Commissioners said they would have to wait until Spring to check.

Gidley stated he watched that meeting and they appeared to direct the issue back to the city.

Manuwal stated the lot had drainage issues as the entire property squishes when you walk on it and there used to be cranes on that property. He did add that one brother was retired now and trying to put pressure on getting the property cleaned up.

There being no other business, Board members Garner and Record moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:18 p.m.

/s/ Kyle Williams
Recording Secretary