PLYMOUTH BOARD OF ZONING APPEALS
June 2, 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 June 2, 2026, at 6:30 p.m.

Board Vice-President Paul Wendel called the meeting to order for Board members Jack Garner, Mark Gidley, and Brandon Richie. Board President Art Jacobs was absent. Alternate Linda Secor in attendance but not needed. Alternate Mark Record was absent but not needed. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, Mayor Robert Listenberger, 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.

Board members Garner and Richie moved and seconded to approve the minutes of the regular session of May 6, 2026, as presented. The motion carried.

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

NOTICE OF PUBLIC HEARING

116 Legals

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a meeting on June 2nd, 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 2026-07: TROYER JOSHUA AND KENDALL, 11911 Ridgeview Drive Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 5' and the side yard setback from 10' to 5' at the property located at 11911 Ridgeview Drive Plymouth, IN 46563. Identified as parcel 50-32-95-000-363.000-018, zoned R-2, Suburban Residential District.

BZA 2026-09: FISHER GALE AND NANCY, 11860 Redbud Drive Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 2' at the property located at 11860 Redbud Drive Plymouth, IN 46563. Identified as parcel 50-32-95-000-407.000-018, zoned R-2, Suburban Residential District.

BZA 2026-14: RICHER MATTHEW AND LEAH, 11906 Sunset Court Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 7' and side yard setback from 10' to 8' at the property located at 11906 Sunset Court Plymouth, IN 46563. Identified as parcel 50-32-95-000-401.001-018, zoned R-2, Suburban Residential District.

BZA 2026-18: GREER REBECCA, 11907 Sunset Court Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 2' and side yard setback from 10' to 3' at the property located at 11907 Sunset Court Plymouth, IN 46563. Identified as parcel 50-32-95-000-401.002-018, zoned R-2, Suburban Residential District.

BZA 2026-24: HUTSELL CHAD AND EMILY, 11865 Ridgeview Drive Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 3' and from the side yard setback from 10' to 3'at the property located at 11865 Ridgeview Drive Plymouth, IN 46563. Identified as parcel 50-32-95-000-359.000-018, zoned R-2, Suburban Residential District.

BZA 2026-25: DEAN ZACHARY AND EMILY, 11893 Redbud Drive Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 0' at the property located at 11893 Redbud Drive Plymouth, IN 46563. Identified as parcel 50-32-95-000-202.003-018, zoned R-2, Suburban Residential District.

BZA 2026-26: HALL JOHNNY RAY SR AND SHERMA ANN HALL TRUSTEES, 709 Pennsylvania Avenue Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 15' to 10' and side yard setback from 5' to 2' at the property located at 709 Pennsylvania Avenue Plymouth, IN 46563. Identified as parcel 50-32-93-203-065.000-019, zoned R-3, Suburban Residential District.

BZA 2026-27: NIFONG WAYNE, 7900 8th Road Plymouth, IN 46563: A Variance of Use to allow for the sale, manufacture, and upfit of vehicles and trailers at 2525 Western Avenue Plymouth, IN 46563. The parcel is identified as 50-42-29-403-015.000-019, owned by Stockberger Carl and Tanya, 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, May 21st, 2026.

May 21, 2026 PN373541

Plan Director Ty Adley stated that we received some additional letters that came in after the last meeting in relation to several cases that came in last time. He read the following letters aloud.

Ronald & Lisa Lawhead (11889 Redbud Drive, Plymouth, IN 46563) /
Michael & Jennifer Groves (11901 Sunset Court, Plymouth, IN 46563)

Ronald & Lisa Lawhead

11889 Red Bud Dr

Plymouth, IN 46563

May 1, 2026

RE: Property Setback Appeals

1) BZA2026-11 (Zimmerman, Milton & Sylvia)
2) BZA2026-12 (Coplen, Dave & Joanne)
3) BZA2026-16 (Quissell, James & Deanne)
4) BZA2026-22 (Bumpus, Luke & Isabel)

To: Plymouth Board of Zoning Appeals
C/O Plymouth City Hall
124 N. Michigan St.
Plymouth, IN 46563

In reference to all the above properties regarding their appeal to reduce side and rear setbacks, please allow this letter to serve as my approval for all appellants.

Thank you,

Ron Lawhead

RECEIVED MAY 2026 CITY OF PLYMOUTH CLERK-TREAS

Board of Zoning Appeals-Public Hearing – May 6th, 2026

In regard to the public hearing scheduled for May 6th, 2026, concerning the variance requests submitted by my neighbors in the South Pointe Subdivision, I am writing to express my position.

We are **in favor** of all the variances listed below for the respective properties. I have no opposition to maintaining these variances as they currently exist on the properties.

Property Variance Details

- **BZA 2026-09:** Fisher Gale and Nancy, 11860 Redbud Drive, Plymouth, IN 46563
  - Parcel 50-32-95-000-407.000-018
- **BZA 2026-10:** Stayton William and Ruth, 11891 Ridgeview Drive, Plymouth, IN 46563
  - Parcel 50-32-95-000-361.000-018
- **BZA 2026-11:** Zimmerman Milton and Sylvia, 11870 Redbud Drive, Plymouth, IN 46563
  - Parcel 50-32-95-000-397.000-018
- **BZA 2026-12:** Coplen Dave and Joanne, 11869 Redbud Drive, Plymouth, IN 46563
  - Parcel 50-32-95-000-392.001-018
- **BZA 2026-13:** Emmons Dennis Sr and Margaret, 11862 Redbud Drive, Plymouth, IN 46563
  - Parcel 50-32-95-000-406.000-018
- **BZA 2026-15:** Hooley Randall and Rebecca, 11898 Ridgeview Drive, Plymouth, IN 46563
  - Parcel 50-32-95-000-354.000-018
- **BZA 2026-16:** Quissell James and Deanne, 11905 Sunset Court, Plymouth, IN 46563
  - Parcel 50-32-95-000-402.000-018
- **BZA 2026-17:** Hellinga Thomas and Julie, 11921 Ridgeview Drive, Plymouth, IN 46563
  - Parcel 50-32-95-000-371.044-018
- **BZA 2026-21:** Sullivan Jeremiah and Brandi, 11928 Ridgeview Drive, Plymouth, IN 46563
  - Parcel 50-32-95-000-357.000-018
- **BZA 2026-22:** Bumpus Luke and Isabel, 11902 Sunset Court, Plymouth, IN 46563
  - Parcel 50-32-95-000-399.000-018

Thank you,

Jennifer Groves and Michael Groves, Jr.

RECEIVED MAY 2026 CITY OF PLYMOUTH CLERK-TREAS

BZA 2026-07: TROYER JOSHUA AND KENDALL, 11911 Ridgeview Drive, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20’ to 5’ and the side yard setback from 10’ to 5’ at the property located at 11911 Ridgeview Drive, Plymouth, IN 46563. Identified as parcel 50-32-95-000-363.000-018, zoned R-2, Suburban Residential District.

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





Joshua Troyer (11911 Ridgeview Drive, Plymouth, IN 46563)

Troyer stated he learned a lot from this process, so in the future, he would be more aware and educated than before. He appreciated the opportunity not to have to move the shed, as it would be a chore. He stated he appreciated living in the community, as we had great neighbors and never had any issues. He hoped we could continue to live that way going forward.

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

There were no comments at that time.

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

Recommendation

- Based on the information provided and review independently of any other accessory structure, staff would recommend approval of the proposed reduction in both the rear and side yard setback allowing the home owner to keep the shed at the requested location because it maintains a safe distance from the adjacent property along with the ability to still maintain the structure.

Board members Richie and Garner moved and seconded to approve BZA 2026-07 with the staff's recommendation as seen above. The motion passed by roll call vote.

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

BZA 2026-09: FISHER GALE AND NANCY, 11860 Redbud Drive, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 2' at the property located at 11860 Redbud Drive, Plymouth, IN 46563. Identified as parcel 50-32-95-000-407.000-018, zoned R-2, Suburban Residential District.

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





Gidley asked if the recommendation of denial was just because it was two feet.

Adley replied that anything under five feet was not likely to receive approval from staff due to the ability to maintain that structure.

Nancy Fisher (11860 Redbud Drive, Plymouth, IN 46563)

Fisher stated she found an old bill, and her shed was built in 2001. She stated it was a package deal, a 10-by-12-foot frame, lumber, and instructions, and she read that a building under 120 square feet did not require a building permit. She stated that she knew her shed was not 20 feet from the line, but she disagreed with the measurement as her fence sat 1 to 2 inches inside the line, with the posts being five inches thick. She stated the north side corner was 37 feet from the line and the south corner was 33 feet from the line. She stated the former deceased neighbor put up a fence in his backyard for his dog, and there are three feet between those two fences that nobody uses. She stated her fence did not affect her neighbor in any way, and she could maintain it all within her fence. She explained that a step ladder fits on the backside if she needed to wash it or get up there, and her

walking mower or weed eater fits behind there too. She stated in 2023 that, due to hail damage, the shed needed a new roof and siding, and they had no problem replacing it on all sides. She explained that she kept her mower, cart, and attachments in the shed as they won't fit in her garage. She stated moving the shed would be costly, as it would be on the sprinkler system if not.

Gidley asked where the septic system was.

Fisher replied that it was to the north side of her shed.

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

Emily Hutsell (11865 Ridgeview Drive, Plymouth, IN 46563)

Hutsell stated she was the house directly to the south and one of the cases coming up. She stated that Mrs. Fisher and her late husband had always been amazing neighbors. She stated they had the yard and home that you want in your neighborhood. She stated she was the most senior resident in our neighborhood, and she mows her own grass, weeds her yard, hand-clips her shrubs, and grows her own vegetables. She added that she had to shrink her garden because of the rabbits in our neighborhood. She stated there was a sprinkler system in her yard as well, so it was not possible to move it.

Deanne Quissell (11905 Sunset Court, Plymouth, IN 46563)

Quissell stated that if she could do half of what Fisher does in 10 years, she would be happy. She stated the yard was immaculate and asked them to let the shed stay.

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

Board members Richie and Gidley moved and seconded to approve BZA 2026-09 with the understanding that if the shed were removed for any reason, it would have to come into compliance. The motion passed by roll call vote.

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

BZA 2026-14: RICHER MATTHEW AND LEAH, 11906 Sunset Court, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 7' and the side yard setback from 10' to 8' at the property located at 11906 Sunset Court, Plymouth, IN 46563. Identified as parcel 50-32-95-000-401.001-018, zoned R-2, Suburban Residential District.

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





Matthew Richer (11906 Sunset Court, Plymouth, IN 46563)

Mr. Richer stated that the sprinkler line system also ran down the same side of the property as the septic. He stated they also had three mature trees on the property, so it would be hard to move the shed. He stated they did have a metal detector and were able to go out there and locate the pins, and they were within 10 to 12 inches of those boxes on the back. He stated that was where we got the estimate for the variance.

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

There were no comments at that time.

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

Recommendation

- Based on the information provided and review independently of any other accessory structure, staff would recommend approval of the proposed reduction in both the rear and side yard setback allowing the home owner to keep the shed at the requested location because it maintains a safe distance from the adjacent property along with the ability to still maintain the structure. Staff will note though, that the lines of occupation and the property lines may not be the same location.

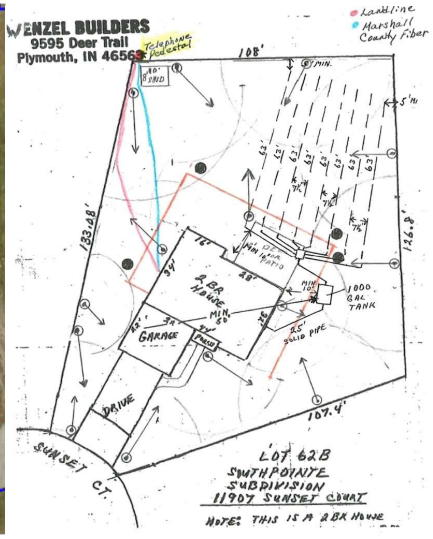
Board members Richie and Garner moved and seconded to approve BZA 2026-14 with the staff's recommendation as seen above. The motion passed by roll call vote.

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

BZA 2026-18: GREER REBECCA, 11907 Sunset Court, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 2' and the side yard setback from 10' to 3' at the property located at 11907 Sunset Court, Plymouth, IN 46563. Identified as parcel 50-32-95-000-401.002-018, zoned R-2, Suburban Residential District.

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







Garner asked if that was another shed next to it across the property line.

Adley replied that it was one of our cases from the last meeting.

Garner asked what the distance was between those.

Adley replied that it was above 10 feet.

Rebecca Greer (11907 Sunset Court, Plymouth, IN 46563)

Greer stated that because of the small size of her lot, where the septic system was located, and where the water lines for her sprinkling system were, she felt she could not move her shed. She stated if the variance was denied, she would just have to tear it down and remove it.

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

Leah Richer (11906 Sunset Court, Plymouth, IN 46563)

Mrs. Richer stated that they are neighbors and share a yard with Greer, which her husband mows because it looks like one big yard. She stated that our properties were actually all one unit, which was her lot, which was so small and oddly shaped. She stated that Greer does a great job of keeping up with everything, and her shed was not intrusive in any way. She stated that with the sprinkler system, there was no other place for this shed. She stated that they would like to keep the shed there with all her gardening stuff.

Quissell stated that it was her shed they were butting up against, and we had no problem with it as her husband and Greer maintain the area perfectly.

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

Recommendation

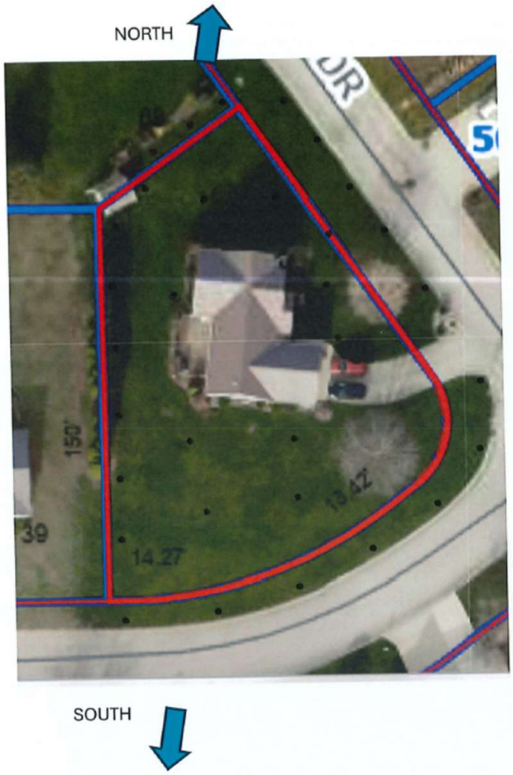
- Based on the information provided and review independently of any other accessory structure, staff would reluctantly recommend approval of the proposed reduction in both the rear and side yard setback allowing the home owner to keep the shed at the requested location because it is a currently maintainable distance from the adjacent property.

Board members Richie and Garner moved and seconded to approve BZA 2026-18 with the staff's reluctant recommendation as seen above. The motion passed by roll call vote.

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

BZA 2026-24: HUTSELL CHAD AND EMILY, 11865 Ridgeview Drive, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 3' and the side yard setback from 10' to 3' at the property located at 11865 Ridgeview Drive, Plymouth, IN 46563. Identified as parcel 50-32-95-000-359.000-018, zoned R-2, Suburban Residential District.

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





Adley believed that this property had more curb frontage than any other property in their subdivision, so it really limited what was considered a side yard for that property, as everything to the east or south was considered front yard.

Mrs. Hutsell stated she was happy during the presentation that they recognized the contours of our yard, because that was something she was going to point out. She stated their septic system was to the southwest of their house, so it eliminated that entire area for relocation of the shed. She stated that the only area they had was the north section, and they had their basement lookout in that area. She stated that Fisher was her direct neighbor and that they were good.

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

Audrey Fisher (11860 Redbud Drive, Plymouth, IN 46563)

Fisher stated the shed has worked out to be very good for them because Mrs. Hutsell and her mom wouldn't have become such good friends. She stated that her mother would be working on the flowers while Hutsell would be grabbing something out of her shed. She stated that Mrs. Hutsell was a good neighbor and did a lot of good throughout the community in different organizations that she participates in.

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

Recommendation

- Based on the information provided and review independently of any other accessory structure, staff would reluctantly recommend approval of the proposed reduction in both the rear and side yard setback allowing the home owner to keep the shed at the requested location because of the topographic issues and being a corner lot with dual front yards.

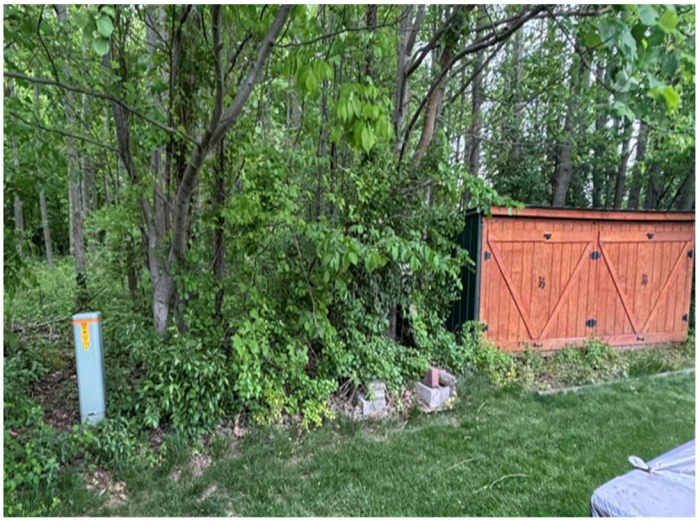
Board members Richie and Garner moved and seconded to approve BZA 2026-24 with the staff's reluctant recommendation as seen above. The motion passed by roll call vote.

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

BZA 2026-25: DEAN ZACHARY AND EMILY, 11893 Redbud Drive, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 0' at the property located at 11893 Redbud Drive, Plymouth, IN 46563. Identified as parcel 50-32-95-000-202.003-018, zoned R-2, Suburban Residential District.

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





Zachary Dean (11893 Redbud Drive, Plymouth, IN 46563)

Dean stated he received a letter from the property owner to the north, Kyle Schoof, which was a part of the application. See the letter below:

Date: 5-13-2026

I Kyle Schoof, owner of 11493 Michigan Rd Plymouth, IN, approve Zachary Dean of 11893 Red Bud Drive a 0 ft offset of his shed to my property line.

Signature: 5-13-2026

Dean stated that after talking with him and having lived there for 9 years, he had no issues with the zero-foot setback. He stated the biggest thing with moving it would be the Marshall County Fiber line right in front of it, along with his sprinkler system along the northern edge.

Gidley asked if he built that. Dean agreed. Gidley asked how far the northern neighbor was from that shed.

Dean replied that the closest building his neighbor owned was 200 feet to the northeast of him. He stated that it was their barn area back there, but his house was even further away from that. He stated that his neighbor's parcel was 10.5 acres, and it went from Michigan Road all the way back to the farm field. It was not a part of the subdivision.

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

Mrs. Hutsell stated Dean's property was on the north section of their neighborhood, and they were fortunate to have a wooded lot behind them that wasn't going to be developed and had nothing back there. She stated they took great care of their yard, and they're polite neighbors, and we appreciate that, given our circumstances.

Ronald & Lisa Lawhead (11889 Redbud Drive, Plymouth, IN 46563)

Ronald & Lisa Lawhead

11889 Red Bud Dr

Plymouth, IN 46563

RE: Property Setback Appeal

1) BZA2026-25 (Dean, Zachary & Emily)

To: Plymouth Board of Zoning Appeals
C/O Plymouth City Hall
124 N. Michigan St.
Plymouth, IN 46563

In reference to the above property, regarding their appeal to reduce the rear setback, please allow this letter to serve as my approval for the appellant.

Thank you,

Ron Lawhead

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

Board members Richie and Garner moved and seconded to approve BZA 2026-25 as presented. The motion passed by roll call vote.

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

BZA 2026-26: HALL JOHNNY RAY SR AND SHERMA ANN HALL TRUSTEES, 709 Pennsylvania Avenue, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 15’ to 10’ and the side yard setback from 5’ to 2’ at the property located at 709 Pennsylvania Avenue, Plymouth, IN 46563. Identified as parcel 50-32-93-203-065.000-019, zoned R-3, Traditional Residential District.

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



Gidley asked if this would be a freestanding carport or if it would be attached to the house.

Hall replied that it would be freestanding. He explained it was a kit that people from Etna Green would be putting up.

Wendel asked how it would be grounded.

Hall replied that they drive wind spikes into it to secure it.

Gidley asked if it was a metal structure.

Hall replied in agreement that it would be the same as his roof.

Gidley asked if all the arbivitas along the property line were his. Hall agreed. Gidley asked if it would be snug up against those.

Hall replied that two feet from the stumps would be the hope.

Gidley asked for clarification that it would not go over the current garage door.

Hall replied that it would be. He explained he was going to do a 20 x 25 garage, but with the 25 feet, it would take it into the yard, and he would have to fix it. He stated he was going to do a 20 x 20, and it would be snug up against the door. He added that it would be 7 feet tall. He stated he did a little more measuring and thinking, and he would have to tear part of his deck off and fill in dirt so it wouldn't blow over if he went with a 25-foot width. He added that it would also get in the way of the meter.

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

There were no comments at that time.

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

Wendel asked if the change from 20 x 25 to 20 x 20 would affect the variance.

Adley replied that it would not, since he had not applied for a building permit yet.

There was a discussion on where the property line was. It was finally indicated that it would be exactly where the stumps of the arborvitae were, so his request would be for 2 feet from the property line.

Adley asked if the carport would be open on all sides. Hall agreed.

Wendel asked if the neighbors complained about it.

Adley replied that the adjacent property owner provided support, and that was a part of the application provided by the applicant.

Gidley asked for clarification that if they approve it as a carport, it had to remain open.

Houin replied that the definition of a carport in the zoning ordinance stated that it had to be open on two sides. He stated that if you wanted to ensure that it remained open, you should ensure that it was clarified in the motion.

Board members Garner and Richie moved and seconded to approve BZA 2026-26 with the stipulation that the carport remains open on all sides. The motion passed by roll call vote.

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

BZA 2026-27: NIFONG WAYNE, 7900 8th Road, Plymouth, IN 46563: A Variance of Use to allow for the sale, manufacture, and upfit of vehicles and trailers at 2525 Western Avenue, Plymouth, IN 46563. The parcel is identified as 50-42-29-403-015.000-019, owned by Stockberger Carl and Tanya, 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:



Wayne Nifong (7800 8th Road, Plymouth, IN 46563)

Nifong stated he was the President of V-Tech Communications, which was a converter manufacturer that would be upfitting vans, trucks, and trailers to be used in the mobile labs for the fiber optic splicing industry, as well as labs for underground pipe inspections. He explained that he and his two partners, AJ Sullivan and Derek Nick, had been involved with this type of business for over 15 years. He stated he was the original founder of Mobile Tech Trailers in 2008, which was

located in Argos until 2019, when he sold the business, and it moved to Bremen. He explained that Sullivan and Nick remained with the company until recently. He stated they were moving into the building at 2525 Western Avenue, as there was a lack of buildings in the Marshall County area, and this building was well-suited for what we were building. He stated most of what we do was converting vans, which a lot of the vehicles are sourced from local dealers like Oliver Ford and Auto Park. He stated the property was zoned C-3, and some of what we do may be referred to as light industrial, as we do some welding of the pillars, studs, and mounting walls in those vehicles. He stated we were looking for a variance of use for the building, so we are more in line with what was required by the city. He explained they were set to start upfitting on June 22nd and are bringing 12 new employees to town. He stated that those are all skilled labor starting at $30/hour. He stated they would have 12 employees to start, and they look to add five to six over the next few months.

Gidley asked if all the units would be done to order. He wanted to ensure that there were not a lot of vehicles sitting along the fence or road.

Nifong replied that most were built to order, and they would not be sitting along the fence or road. He stated he would like to become a dealer for Versalift and set some of their bucket trucks out there, but it would be operated as a regular sales lot. He stated that they did not have to do that as their main purpose was manufacturing and upfitting, so if they were not allowed to do that, then it would not be a big deal.

Garner asked if there would be a lot of work happening outside of the building.

Nifong replied in disagreement, as it would not look the way it did with all the cement trucks.

Gidley stated that it was good to hear, as he was worried about the sightlines along that road and along Western Avenue. He asked if the equipment would be close to the building.

Nifong replied in agreement that there may be like four or five units sitting outside waiting for shipment.

Sullivan stated part of their deal with this was that there were 28 acres there, and we understand that the city had seven inlets already worked out with Stockberger, so we didn't want to intrude on that. He stated it was more about taking that southeastern section of maybe 7 acres. He stated it was fenced in and gated. He stated that we would like to separate from the parcel eventually to allow Stockberger to do what he would like to do.

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

There were no comments at that time.

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

Adley clarified that the business was already permitted for the district to allow sales and the ability to pre-manufacture a few units for sale and availability. He stated in the discussions with the

applicant that the manufacturing was bigger than what we considered upfitting, as there were larger components that were associated with the trailers and vehicles. He stated that we wanted to ensure there was clear authorization to be able to run their business there.

Recommendation

- Based on the information provided and review of the local ordinances and plans, Staff would recommend approval of the proposed request.

Board members Richie and Garner moved and seconded to approve BZA 2026-27 with the staff's recommendation as seen above. The motion passed by roll call vote.

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

Other Business:

There being no other business, Board members Richie and Gidley moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:58 p.m.

/s/ Kyle Williams
Recording Secretary