PLYMOUTH BOARD OF ZONING APPEALS
July 7, 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 July 7, 2026, at 6:30 p.m.

Board President Art Jacobs called the meeting to order for Board members Jack Garner, Mark Gidley, Brandon Richie, and Paul Wendel. Alternates Linda Secor and Mark Record were 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 June 2, 2026, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on June 25, 2026:

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Legals

NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a meeting on July 7th, 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 2026-20: MCMILLEN KURT J, 11866 Redbud Drive, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 20' to 6' at the property located at 11866 Redbud Drive, Plymouth, IN 46563. Identified as parcel 50-32-95-000-405.000-018, zoned R-2, Suburban Residential 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, June 25th, 2026.

June 25, 2026 PN374139

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





Kurt McMillen (11866 Redbud Drive, Plymouth, IN 46563)

McMillen stated he bought the house last year, and after a bunch of issues, it was found that his shed was too close to the rear property line. He explained that he had a survey done last year to find the actual property lines.

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

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

Quissell stated she was sure it would get approved, but she felt the obligation for the entire neighborhood that had been put through this loop in April, May, June, and now this person decided to show up when everybody else had had enough. She stated that her husband, she, and one other neighbor were here to represent that. She stated that it was McMillen's picking on the 84 and 86-year-old neighbors that started this whole thing. She felt that they can't let this be swept under the rug and need to be held accountable for their actions when they cause a whole neighborhood an uproar, but it was the decision of the board.

Board members Wendel 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 recommend approval of the proposed reduction to 6', which would allow the home owner to keep the shed at the requested location, because it does maintain a safe distance from the adjacent property and the ability to maintain the structure from their own property.

Board members Richie and Gidley moved and seconded to approve BZA 2026-20 with the staff's recommendation as seen above. The motion passed by roll call vote.

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

Other Business:

The board shared concerns that the property at 7469 Michigan Road was looking progressively worse. Adley stated they were taking their next steps in the Code Enforcement process.

There being no other business, Board members Wendel and Richie moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 6:45 p.m.

/s/ Kyle Williams
Recording Secretary