PLYMOUTH BOARD OF ZONING APPEALS
August 4, 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 August 4, 2026, at 6:43 p.m.

Board President Art Jacobs called the meeting to order for Board members Mark Gidley, Brandon Richie, and Paul Wendel. Board member Jack Garner was absent. Alternate Linda Secor was present but not needed, and Mark Record was absent. Others present were Building Commissioner Dennis Manuwal Jr., City Attorney Jeff Houin, and Mayor Robert Listenberger. The public was able to see and hear the meeting through Zoom and streamed live at https://www.youtube.com/@CityofPlymouth.

Board members Wendel and Richie moved and seconded to approve the minutes of the regular session of July 7, 2026, as presented. The motion carried.

The following legal notice was advertised in the Pilot News on July 23, 2026:

NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals of the City of Plymouth, Indiana will hold a meeting on August 4th, 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 2026-28: BOYS & GIRLS CLUB, 314 E Jefferson Street Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 15' to 2' at the property located at 314 E Jefferson Street Plymouth, IN 46563. Identified as parcel 50-32-93-102-043.000-019, zoned R-3, Traditional Residential District.

BZA 2026-29: Lonnie and Bryan Stutler, 13291 5D Road Plymouth, IN 46563: An Administrative Appeal of fines of $200.00 per day at parcel 50-42-91-000-103.000-018, located at 7469 Michigan Road, Plymouth, IN 46563, 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.

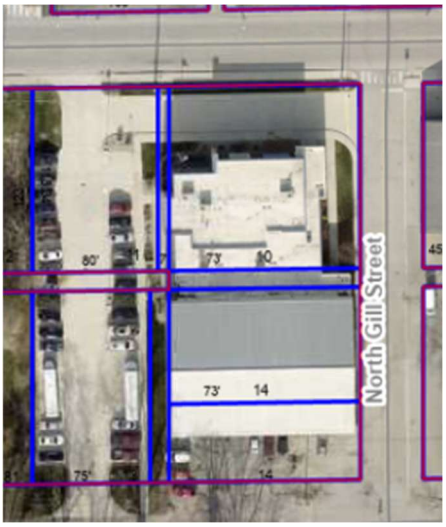
If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.

Kyle Williams, Recording Secretary, Board of Zoning Appeals, July 23rd, 2026.

July 23, 2026 PN374748

BZA 2026-28: BOYS & GIRLS CLUB, 314 E Jefferson Street, Plymouth, IN 46563: A Variance of Development Standards to reduce the rear yard setback from 15' to 2' at the property located at 314 E Jefferson Street, Plymouth, IN 46563. Identified as parcel 50-32-93-102-043.000-019, zoned R-3, Traditional Residential District.

City Attorney Houin reviewed the findings of fact and the request from the applicant. He shared the images below:





Andrew Fitzpatrick (314 E. Jefferson Street, Plymouth, IN 46563)

Fitzpatrick stated that the back platform out the back two doors was crumbling down, with the rails rusted and coming off. He stated it was built in 1997 with stairs and never put in as ADA compliant, which we were aware had to be fixed eventually. He explained that James Stone already had a permit ready to go to do the platform. He stated that when they met earlier that year, along with a couple of Boys and Girls Club board members, we agreed that we wanted to put a ramp so there wouldn't be stairs. He stated that it would improve the club's safety in the event of an intruder. He stated they reviewed the platform and measurements, and it would be a much larger platform because the original idea was to extend it farther than it was now. He stated it would now be a 10x10 with a long ramp. He explained the difficulties of getting stuff in and out of the back with the railing and stairs compared to how much easier it would be with a ramp. He also highlighted the lack of storage in the back gymnasium area. He stated the idea was originally a 10 x 20 shed longways out to the back alleyway. He explained the new idea was to still put the shed at the edge of the new platform that would be constructed, and instead of going straight out, it would not even be close to the edge of the property because we decided to go longways east to west, instead of north to south.

Gidley asked if the request was no longer two feet from the property line.

Fitzpatrick replied that Adley just recommended two feet to be on the safe side. He stated it would not be close and instead it would be much better.

The discussion drifted towards parking, the materials used for the shed, and potential utility easements.

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

Randy Longanecker (880 Baker Street, Plymouth, IN 46563)

Longanecker asked if the structure would be far enough off the building to meet our accessory structure guidelines. He believed it needed to be five feet off the building.

Fitzpatrick replied that it would be well past five feet because the new platform would be 10 x 10 out past it.

Longanecker stated that if this building did take up parking spaces, he asked how we would deter those people who can't park behind the Boys and Girls Club now from parking on other people's property.

Jacobs replied they could park in the park across the alleyway. He stated we were not in charge of parking.

Longanecker stated one of the decision criteria was the effect on adjacent property.

Jacobs stated that was what Adley looked at.

Board members Richie and Wendel 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 rear yard setback.

Board members Richie and Wendel moved and seconded to approve BZA 2026-28 with the staff's recommendation as seen above. The motion passed by roll call vote.

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

Fitzpatrick stated that they do get approval from the people across Jefferson Street to have people park in their parking lot for events.

BZA 2026-29: Lonnie and Bryan Stutler, 13291 5D Road, Plymouth, IN 46563: An Administrative Appeal of fines of $200.00 per day at parcel 50-42-91-000-103.000-018, located at 7469 Michigan Road, Plymouth, IN 46563, zoned C-3, Corridor Commercial District.

There was no one in attendance to speak on behalf of this appeal. It was decided to hear the appeal, as there was no public hearing required and instead an appeal of an administrative decision.

Gidley asked if they were notified in writing of the time of this meeting.

They requested the meeting and were informed of the dates and times.

City Attorney Houin reviewed the findings of fact and the appeal from the appellant. He shared the image below:



Jacobs asked Manuwal if he was seeing improvements.

Manuwal replied that the photos provided were documenting the process that had taken place. He stated that, in his opinion, it was not where it needed to be. He stated the agreement was that they would have it all taken care of up to the fence. He stated that they thought they could leave that little area on the drive because they were working on it.

Jacobs asked for clarification that they were voting on whether they were upholding the $200 fine per day.

Houin replied in agreement and handed out a violation site visit memo from May 18th detailing the meeting that Adley and Manuwal had with the property owners regarding the progress on the property. He stated the last two pages were the notice sent July 2, 2026, imposing the fine for non-compliance with that previous agreement. He stated you could uphold the fine imposed by the Building Commissioner or rescind the fine. He stated they were appealing, asking that you rescind the fine, but they are not here to represent their request.

Wendel asked what the reason was that they were giving. He asked why they couldn't just move the items back. He stated that he noticed in the appeal that they said something about possible groundwater again.

Manuwal replied that the property was wet.

Wendel asked if that was further back.

Manuwal stated that it was wet in the back, but it did get moist towards the front.

Wendel asked if they had done anything to start working on that.

Manuwal replied that they talked with the county, and from his understanding, the county had gone out and said that there was nothing from the county's drainage that was causing this issue.

Wendel stated he was out there Sunday and looked at it. He explained there was room to move the stuff back more, or they could get rid of some of it.

Manuwal stated that they had moved quite a bit of it back and were biting off little pieces.

Jacobs stated that we can't help whether their land was wet or not.

Board members Jacobs and Richie moved and seconded to uphold the $200 fine per day and deny BZA 2026-29. The motion passed by roll call vote.

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

Other Business:

Manuwal stated the Code Enforcement module was online now, but we were still working out issues with it.

Some complaints were brought up, but those could be filed online through the City's website.

There being no other business, Board members Richie and Wendel moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 7:10 p.m.

/s/ Kyle Williams
Recording Secretary