PLYMOUTH PLAN COMMISSION
August 4, 2026

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana, on August 4, 2026, at 6:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Melissa Christiansen, Alex Eads, Mark Gidley, Randy Longanecker, Shiloh Carothers Milner, Angela Rupchock-Schafer, Linda Secor, and Dan Sellers, who were physically present. Commissioners Paul Wendel and Fred Webster were absent. Others present were Advisory Member Deb Johnson, 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.

Commissioners Eads and Gidley moved and seconded to approve the minutes of the last regular meeting on June 2, 2026. The motion carried.

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

NOTICE OF PUBLIC MEETING

The Plan Commission of the City of Plymouth, Indiana will hold a meeting on August 4th, 2026, at 6:00 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters:

PC 2026-09: INTREPID PROPERTIES, LLC, 7900 8th Road, Plymouth, IN 46563: Proposing a 2 Lot Minor Subdivision of 2525 Western Avenue Plymouth, IN 46563 owned by Carl D & Tanya L Stockberger HW. Identified as parcel 50-42-29-403-015.000-019, 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.

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

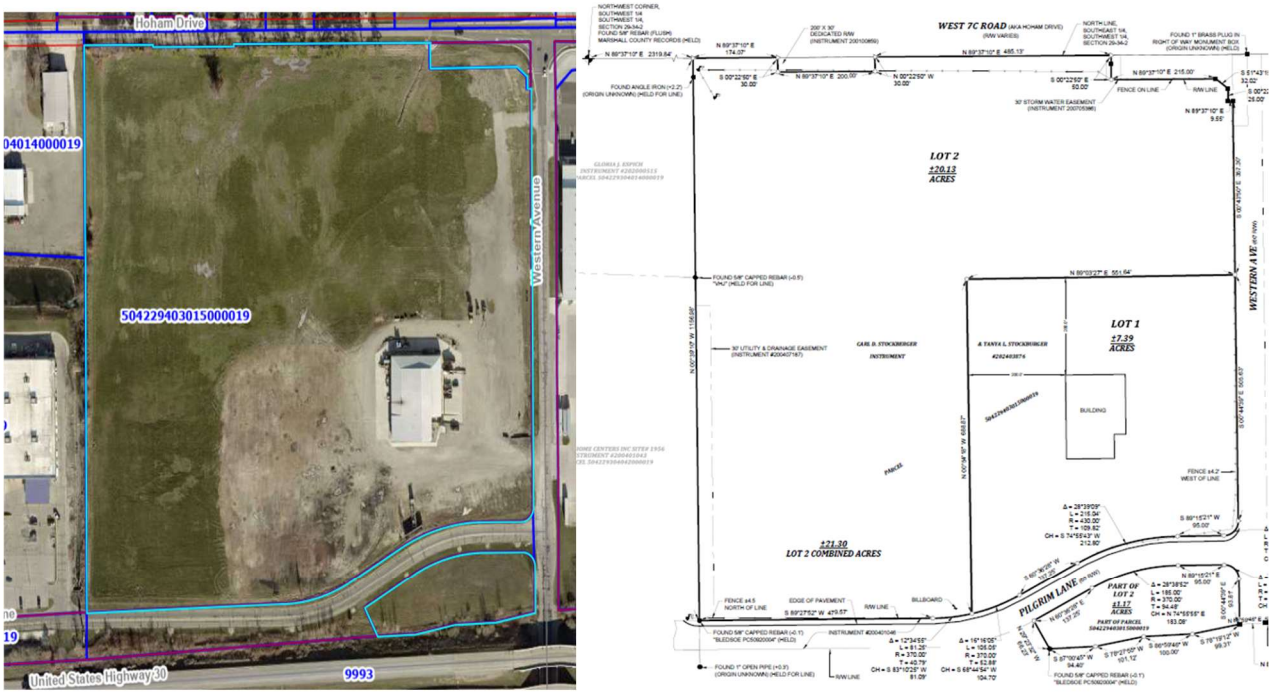
Kyle Williams, Recording Secretary, Plan Commission, July 23rd, 2026.

116 Legals

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City Attorney Houin reviewed the findings of fact and the request from the applicant. The following images were shared:



Commission Determination

- Staff Recommendation of Approval with easement matters needing addressed

Houin stated it was not well outlined what the easement matters were that needed to be addressed. He explained that when Lowe's was built, there was a development agreement between the Redevelopment Commission on behalf of the City, Lowe's, and Carl Stockberger that included the extension of Pilgrim Lane from where it originally stopped west of the Lowe's property onto Western Avenue, as it currently was, and also some drainage improvements. He stated some of the improvements were along Pilgrim Lane, but you could see in the image on the north side of the Lowe's building that there was a retention pond. He stated there was drainage that extends to the east onto the Stockberger property; it then goes north and then east along Hoham Drive before it connects to the city storm drain. He stated we had been reviewing that agreement from over 20 years ago, and in that agreement, it says it is contemplated that once the north drainage improvements are constructed, Carl Stockberger intends to dedicate it to the city, and the city intends to accept that dedication. He stated that we've not been able to find any documents showing that dedication was completed. He stated that it also references an easement for those drainage improvements, and it required that the city execute or sign any reasonable requested easements for those drainage improvements. He added that we could not find any documentation showing that those easements were ever created, signed, or recorded. He explained that Wightman made this plat, and they could not discover any easement for the drainage on the north end.

Houin and Nathan Flickner of Wightman discussed the location on the plat and putting it on the plat.

Houin stated that the drainage had been installed and operating for over 20 years, and we would like to clean that up and get it clarified. He stated that staff was recommending that the easement be created and recorded so that there's no question about it in the future.

Gidley asked if the section separated in the southeast corner would be retained by the original parcel. Houin agreed.

Nathan Flickner (1402 E. Mishawaka Avenue, South Bend, IN 46615)

Flickner wished to address the easement mentioned earlier. He stated that it wouldn't be anything for us to add it to this plat. He explained that he would have to check with our client to see whether he agrees it could be there. He stated he would get the widths from Plan Director Ty Adley and agreed that he did not see an issue with it.

Gidley asked for clarification that it would be a maintenance easement for drainage. Houin agreed. Gidley asked if those were normally 75 feet wide.

Houin replied that he was not sure and stated that the original plan for Lowe's depicted that easement area, but it was hard to read as a scanned photocopy.

Commissioners Sellers and Milner moved and seconded to open the public hearing. The motion carried.

Lou Ann Thomas (6770 Oak Road, Plymouth, IN 46563)

Thomas stated she had farm property to the north of this property. She asked for clarification on the drainage.

Sellers replied that it would drain from Lowe's to the east onto this property, then north to Hoham Drive; it would then run east along Hoham Drive to an area with limestone rocks, then it runs north straight into the Ernest Rightley Ditch.

Thomas asked if there would be any changes as far as the capacity.

Sellers replied it would stay the same.

Thomas asked about housing units for these lots. It was clarified that this property was zoned commercial and that this was not designated for housing. If housing or additional lots were requested, it would have to come back before this board.

Commissioners Milner and Christiansen moved and seconded to close the public hearing. The motion carried.

Feece stated that when the building was built there, he classified it as a used car lot, and that was why he got to keep the cement mixers there. He stated we just went through a process of requiring a business downtown to pave their parking lot. He stated that Stockberger was never required to pave this parking lot, and it was open dirt. He asked if the new owner would be required to have a paved parking lot.

Houin replied that he did not believe so, as they were not doing any new development to trigger a requirement. He stated he was not sure why Stockberger was not required to pave it previously, as that should have been done when the building was constructed or within a year of the building's construction. He stated he could confer with Adley and Manuwal.

Feece stated it had changed as it was not the same type of business.

Manuwal stated that, without looking into it further, if they were required to pave, they would only have to pave the parking area. He agreed with Houin in that he was not sure why it was never paved.

Houin stated that it could be looked into, but it may be that the buyer of the property intends to pave it anyway, and it would become moot.

The discussion continued for some time regarding paving, and the new owner was present, so it was recommended to reopen the public hearing.

Commissioners Gidley and Rupchock-Schafer moved and seconded to open the public hearing. The motion carried.

Wayne Nifong (2525 Western Avenue, Plymouth, IN 46563)

Nifong stated he was the owner of Intrepid Properties and V-Tech Conversions. He discussed V-Tech Conversions and their startup so far since June 22nd, 2026. He stated that for the rest of Stockberger's property, he had an option to purchase the remaining 21 acres, and he was looking to purchase it. He stated he wanted to work with the Plan Commission going forward, and he would like to see the property developed. He stated that it was a big chunk of property sitting there and it needed something there. He stated he was going to try to work with Greg Hildebrand at MCEDC to see what businesses were interested in coming into Plymouth. He stated he would like to keep it commercially zoned, and if someone needed to buy his property, he would be fine with building a brand-new building on the other side of the city. He stated he talked to Stockberger and Adley about the drainage easement, and he was not clear on it.

Sellers explained the situation of the easement as Nifong arrived later in the meeting. He explained that we would need an easement there to maintain the drainage on the property.

Nifong stated that it would be off and away from anything that would be developed. He stated he was not sure what the Plan Commission wanted for the property, but he was open to whatever the city thinks. He said if it was housing, we could investigate that, but he believed a big Target or Meijer would be better.

Dustin Bare (1000 Lowe's Boulevard, Mooresville, NC 28117)

Bare stated he was with Lowe's Home Improvement Real Estate. He asked if the easement would be a perpetual easement to the city. He stated that, from Lowe's perspective, we would prefer that the easement be dedicated to the city. He stated that when the site was developed, we did the Pilgrim Lane extension and dedicated that to the City of Plymouth.

Houin replied that was what had been discussed, and the surveyor indicated that they could add that to the proposed plat. He stated the Plan Commission could approve the plat subject to including the perpetual easement maintaining stormwater utilities. He also recommended that.

Bare asked if that would be owned by the City of Plymouth.

Houin replied that the easement would be in favor of the City of Plymouth. He stated that the property would still be owned by the underlying property owner, but the City would maintain a perpetual easement. He explained we would always have legal right to access and maintain that drainage.

Bare asked if Lowe's would need to be engaged with the city for any easement matters. Houin disagreed.

Commissioners Rupchock-Schafer and Longanecker moved and seconded to close the public hearing. The motion carried.

Commissioners Longanecker and Milner moved and seconded to approve PC 2026-09 with the creation and dedication of the proposed easement for stormwater utilities, along with the requirements identified from the Technical Review Committee in their July 14, 2026, meeting. The motion passed by roll call vote.

In Favor: Christiansen, Eads, Gidley, Longanecker, Milner, Rupchock-Schafer, Secor, Sellers, and Feece
Opposed: N/A
Absent: Webster and Wendel

Comprehensive Plan Update / Other Business:
With there being no other business to come before the Commission, Commissioners Longanecker and Milner moved and seconded to adjourn the meeting. The motion carried, and the meeting adjourned at 6:36 p.m.

/s/ Kyle Williams
Recording Secretary