January 13, 2026
Regular Meeting of the
Marshall County Board of Zoning Appeals
112 W. Jefferson St. Room 203
Plymouth, IN 46563

MINUTES

President, Jeff Gustafson, called the Marshall County Board of Zoning Appeals meeting to order at 7:05 p.m. on Tuesday, January 13, 2026, in Room 203 of the Marshall County Building. Present were Commission Members Jeff Gustafson, Trent Bennett, Don Nunemaker, Larry Houin, and Tim Pletcher. Also, present was Nicholas Witwer, Plan Director and Lori Lowry Plan Commission Staff and interested parties.

BZA Board Re-Organization for 2026

Mr. Gustafson made a motion to nominate Mr. Bennett as the President of the Board of Zoning Appeals, seconded by Mr. Houin. Motion carried 5-0.

Mr. Gustafson made a motion to nominate Mr. Houin as the Vice President of the Board of Zoning Appeals, seconded by Mr. Pletcher. Motion carried 5-0.

Mr. Houin made a motion to nominate Mr. Nunemaker as the Secretary of the Board of Zoning Appeals, seconded by Mr. Pletcher. Motion carried 5-0.

Minutes

The minutes of December 8, 2025, Executive Session Meeting were presented and reviewed. Mr. Gustafson made a motion to approve, seconded by Mr. Pletcher. Motion carried by acclamation.

The minutes of December 9, 2025, Regular Meeting were presented and reviewed. Mr. Houin made a motion to approve the amended minutes, seconded by Mr. Nunemaker. Motion carried by acclamation.

The minutes of December 16, 2026, Special Business Meeting were presented and reviewed. Mr. Pletcher made a motion to approve, seconded by Mr. Gustafson. Motion carried by acclamation.

December's Findings of Fact were postponed to February's meeting.

The second item of business was 25-BZA-55 DENINGER, Dennis - A request by Don Lewis for a Variance of Developmental Standard to allow a utility shed as a secondary before a primary; located at: E. Shore Dr. (504307000168000005) German Twsp., Zoned L-1 (Off Water). Tenant Mr. Don Lewis of 901 E. Dayton St. South Bend was present to represent his request. Mr. Witwer presented the findings of fact.

The lot is owned with a second, larger lot, at the corner of E Shore Drive and 4B Rd. The property is off water and adjacent to other off water lots and agriculture lots. There are 3 existing non-residential structures on the property.

Recommendation:
Based on the information provided, staff and TRC recommends approval of the request.

The two adjacent parcels owned by Mr. Deninger don't have a residence on either parcel. It's possible there was in the past. Mr. Deninger and tenant Mr. Lewis have no intent at this time to build a residence on either parcel nor do they want to combine the parcels. All they would like to do is place this 16x20 portable shed on the property for storage. There is currently a camper with a carport and two other sheds.

Mr. Gustafson made a motion to open for public hearing, seconded by Mr. Nunemaker. Motion carried by acclamation. There being nobody to speak for or against Mr. Gustafson moved and Mr. Nunemaker seconded the motion to close the public hearing. Motion carried by acclamation.

Mr. Gustafson made a motion to approve<u>25-BZA-55 DENINGER, Dennis -</u> A request by Don Lewis for a Variance of Developmental Standard to allow a utility shed as a secondary before a primary; located at: E. Shore Dr. (504307000168000005) German Twsp., Zoned L-1 (Off Water) based on the findings of fact, seconded by Mr. Nunemaker. Motion carried with a voice vote 5-0.

With no further business to come before the board, Mr. Bennett moved to adjourn the meeting with a seconded by Mr. Nunemaker. Motion carried.

Respectfully submitted,

Secretary