April 14, 2026
Regular Meeting of the
Marshall County Board of Zoning Appeals
112 W. Jefferson St. Room 203
Plymouth, IN 46563

MINUTES

President, Trent Bennett, called the Marshall County Board of Zoning Appeals meeting to order at 7:00 p.m. on Tuesday, April 14, 2026, in Room 203 of the Marshall County Building. Present were Commission Members Caleb Coffel, Don Nunemaker, Larry Houin, Tim Pletcher and Trent Bennett. Also, present was Nicholas Witwer, Plan Director and Lori Lowry Plan Commission Staff and interested parties.

Minutes

The minutes of the March30, 2026, meeting presented and reviewed. Mr. Pletcher made a motion to approve, seconded by Mr. Nunemaker. Motion carried by acclamation.

The findings of facts were presented and reviewed. Mr. Nunemaker made a motion to approve, seconded by Mr. Houin.

The first item of business 26-BZA-07 HOESE, Steve & Lori - A request for a Variance of Use to allow a duplex; located at: 16835 4B Road, Plymouth, IN Polk Twsp., Zoned A-1. Steve Hoese of 225 E. South St. Bremen was present to represent their request. Mr. Witwer presented the findings of facts.

The applicant is requesting a Variance of use to include a second attached residence to a new residence for future use of their 2 neurodivergent children. The interim, temporary use of the secondary residence will be for short-term rentals.

The property is heavily wooded as are the properties surrounding this parcel. The whole of the area is full of natural features and provides much seclusion to residents. The property currently includes two accessory structures, a garage and a pole building that was built as an occupational therapy space for children. The nature of the request is of that for providing the extent of independence of 2 kids that will need this support in adulthood. The short term rental nature of the request should have minimal impact on neighbors and the area as a whole. The closest neighboring residence is 850' from the build location.

TRC RECOMMENDATION
Approval

In 2017 a barn was built on their property through make a wish for their children's occupational therapy. There is also an older garage on the property. At this time, they plan to keep it there for storage. Once the house is built their plan is to tear the garage down.

Mr. Nunemaker made a motion to open public hearing, seconded by Mr. Houin. Motion carried.

1. Nicholas Witwer 232 E. Plymouth St. Bremen Currently lives next to the Hoese's and are wonderful neighbors. Can relate to their need to prepare for their children's care and housing. Is in favor.
2. Don Nunemaker Understands the need as he has a child that will always need care and live with him.

Mr. Pletcher made a motion to close the public hearing, seconded by Mr. Houin. Motion carried by acclamation.

Mr. Nunemaker made a motion to approve 26-BZA-07 HOESE, Steve & Lori - A request for a Variance of Use to allow a duplex; located at: 16835 4B Road, Plymouth, IN Polk Twsp., Zoned A-1 based on the findings of facts, seconded by Mr. Coffel. Motion carried with a voice vote 5-0.

The second item of business 26-BZA-08 CARPENTER, Laura- A request for a Variance of Developmental Standard for a reduction in front yard setback from the required 30' to 20' in order to replace an existing single wide with a double wide; located at: 4120 W. Shore Dr. Bremen, IN Zoned L-1. Mike McCoy 4120 W. Shore Dr. Bremen was present to represent their request. Mr. Witwer presented the findings of facts.

Variance of Development Standard to allow replacement of an existing manufactured home with a new, larger, manufactured home. The new structure is being placed on the existing footprint, but because it is within the current setback, the variance is being requested.

The site is large enough to accommodate the new structure. The setback being requested varied, is adjacent to a lake channel and provides ample buffer to the back yards of the properties inland and adjacent to the channel.

TRC RECOMMENDATION
Approval

The plan is to upgrade the property from a single wide to a double wide. The property is unique as it is surrounded by water. The area they will be building is the only location on the property suitable.

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

Mr. Houin made a motion to approve 26-BZA-08 CARPENTER, Laura- A request for a Variance of Developmental Standard for a reduction in front yard setback from the required 30' to 20' in order to replace an existing single wide with a double wide; located at: 4120 W. Shore Dr. Bremen, IN Zoned L-1 based on the findings of facts, seconded by Mr. Coffel. Motion carried with a voice vote 5-0.

The third item of business 26-BZA-09 KUHNS, Loren - A request for a Special Use to allow a kennel with 8-10 adult dogs; located at: 1342 Plymouth Goshen Tr Bremen IN Zoned A-1.

The property is located next to an approved dog kennel and across Plymouth-Goshen Trail from a lawn mower sales and service shop. To a larger extent, the property is surrounded by agricultural and wooded land. The proposed location of the kennel would be surrounded by woods on 2 sides, and be buffered partially from the road by a residence and an existing accessory structure.

TRC RECOMMENDATION:
Approval

Started breeding mini dachshunds in 2020 with a couple dogs. To increase the number of adult dogs Mr. Kuhn decided he needed to build new housing. The housing will include heat, but no water. The plan is for this to be more of a hobby and something for the kids.

Mr. Pletcher made a motion to open for public hearing, seconded by Mr. Nunemaker. Motion carried.

1. Caleb Ramer 26744 CR 42 Wakarusa Represents I CAW (Indiana Council of Animal Welfare). Teaches people how to better take care of their animals. Being involved in this program it allows them to come in once a year and evaluate and score the facility. Is in favor of Loren's request.
2. Cindy Scott 1421 Beech Rd. Nappanee Sent a letter and is opposed to this dog kennel. This kennel would make three kennels within in a ½ mile radius.
3. Letter of in favor of the request signed by Larry Yoder Joseph Kuhns and Wilbur Kuhns.

Mr. Houin made a motion to close the public hearing, seconded by Coffel. Motion carried by acclamation. Motion carried.

Currently there are four dogs on the property, two being adult dogs.

The board discussed the definition of a kennel.

Mr. Nunemaker made a motion to approve 26-BZA-09 KUHNS, Loren - A request for a Special Use to allow a kennel with 8-10 adult dogs with the following requirement:

1. **Limit of 10 adult dogs**

Based on the findings of facts. Seconded by Mr. Houin. Motion carried with a voice vote 5-0.

The fourth item of business 26-BZA-10 BUTLER, James & Debra - A request for a Variance of Developmental Standard to allow for a reduction in required 5 acre density rule to allow for a property to be split for a second residence; located at: 3823 14B Road, Bourbon, IN Zoned A-1. Mrs. Debra Buter was present to represent her request. Mr. Witwer presented the findings of facts.

The area is comprised of mostly vast tracts of farm fields. The current parcel does

neighbor a 1.6 acre parcel to the east, and in the 1 mile of 14B Rd. between Elm Rd. and SR 331, there are 3 lots total less than 5 acres.

TRC RECOMMENDATION
Approval

The applicant would like to split the property, but due the parcel size it doesn't meet the 5 acre density rule. The intent is to build a pole barn near the property line with small living quarters for their son.

Mr. Coffel 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. Coffel moved to close the public hearing, seconded by Mr. Houin. Motion carried by acclamation.

Mr. Pletcher moved to approve 26-BZA-10 BUTLER, James & Debra - A request for a Variance of Developmental Standard to allow for a reduction in required 5 acre density rule to allow for a property to be split for a second residence; located at: 3823 14B Road, Bourbon, IN Zoned A-1 based on the findings of fact, seconded by Mr. Houin. Motion carried with a voice vote 5-0.

The fifth item of business 26-BZA-11 HOWARD, David - A request for a Special Use to allow a home-based business where he will park his pick up and 40' trailer during off hours; located at: 17618 4B Road, Plymouth, IN Polk Twsp. Zoned T-1. Mr. David Howard 17618 4B Rd Plymouth was present to represent his request. Mr. Witwer presented the findings of facts.

The site itself contains a residence as well as multiple accessory structures. There is a primary drive into the property and a secondary drive that is being used to park the truck and trailer used for the business. The secondary drive sits 260 feet east of the curve in 4B road and sits across the street from quasi undeveloped land. The site is bordered to the East by the township cemetery, the South by T-1 properties with no driveways across from the property, West by T-1 Residential, and a large open ranch to the North.

TRC RECOMMENDATION:
Approval

The applicant delivers high demand out of state deliveries. The only operations done at home is clerical work. The site will only be used as a home base. The main driveway into the property will be used for ingress and egress.

Mr. Pletcher 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. Coffel made a motion to close public hearing, seconded by Mr. Houin. Motion carried by acclamation.

Mr. Coffel made a motion to approve 26-BZA-11 HOWARD, David - A request for a Special Use to allow a home-based business where he will park his pick up and 40' trailer during off hours; located at: 17618 4B Road, Plymouth, IN Polk Twsp. Zoned T-

1 based on findings of facts, seconded by Mr. Houin. Motion carried with a voice vote 5-0.

Other Business

Received a letter from a concerned citizen that was addressed to the Board of Zoning Appeals and the Planning Commission.

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

Respectfully submitted,

Secretary