June 9, 2026
Regular Meeting of the
Marshall County Board of Zoning Appeals
112 W. Jefferson St. Room 203
Plymouth, IN 46563

President, Trent Bennett, called the Marshall County Board of Zoning Appeals meeting to order at 7:00 p.m. on Tuesday, June 9, 2026, in Room 203 of the Marshall County Building. Present were Commission Members Caleb Coffel, Larry Houin, Don Nunemaker, Tim Pletcher and Trent Bennett. Also, present was Nicholas Witwer, Plan Director and Lori Lowry Plan Commission Staff and interested parties.

MINUTES/FINDINGS

The minutes of the May 12, 2026, meeting were presented and reviewed. Mr. Pletcher made a motion to approve, seconded by Mr. Coffel. Motion carried by acclamation.

The findings of facts were presented and reviewed. Mr. Pletcher made a motion to approve, seconded by Mr. Nunemaker. Motion carried by acclamation.

PUBLIC HEARING

The first item of business 26-BZA-14 PEARSON, Douglas & Karen - A request for a Special Use to allow a home-workshop that includes auto repair/engine machine work; located at: 8232 Redwood Rd. Plymouth, IN West Twsp., Zoned A-1. Mr. Doug Pearson of 8232 Redwood Rd. Plymouth was present to represent his request. Mr. Witwer presented the findings of fact.

The Pearson's property has a home, and 3 accessory structures. The largest of which will be used for the request. The property is well maintained and kept. Surrounded on 2 sides by woods and 2 sides with farm field. The closest residence to the shop is over 1000' away.

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

The proposed business is a 40 hour (9-5) work week with maybe a few hours on Saturday which should have very little increase in traffic. Only a couple of cars are held at the property at a time. The onsite improvement will be a driveway to the building. The work will include automotive engine machine shop and general automotive repair of classic cars. Occasionally, there may be a few cars stored outside. There's no plan to put a sign by the road, but maybe back on the fenced area. All oil and waste fluid are collected.

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

Mr. Nunemaker made a motion to approve 26-BZA-14 PEARSON, Douglas & Karen - A request for a Special Use to allow a home-workshop that includes auto repair/engine machine work; located at: 8232 Redwood Rd. Plymouth, IN West Twsp., Zoned A-1 based on the findings of facts, seconded by Mr. Pletcher. Motion carried with a voice vote 5-0.

The second item of business 26-BZA-15 YUTZY, Karl- A request for a Special Use to allow FFL with gun and ammo sales; located at: 127 King Rd. Bremen, IN North Twsp., Zoned A-1. Mr. Karl Yutzy of 127 King Rd. Bremen was present to represent his request. Mr. Witwer presented the findings of fact.

FFL's are required to be approved as a special use. The applicant has had a FFL license since 2018 while living in a neighboring county and needs to obtain the approval to continue gun and ammunition sales.

Recommendation:
Based on the information provided, staff and TRC recommend approval.

The request is a part time hobby. He carries no inventory and has to order everything he sells. There will be random UPS deliveries. There will be no gun ranges.

The plan will be to work out of the basement and/or garage. There's a possibility of moving it to the barn in the future.

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

Multiple people from the audience spoke "as long as it's not a gun range".

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

Mr. Pletcher made a motion to approve 26-BZA-15 YUTZY, Karl- A request for a Special Use to allow FFL with gun and ammo sales; located at: 127 King Rd. Bremen, IN North Twsp., Zoned A-1 with a stipulation that there be NO shooting range; based on the findings of fact, seconded by Mr. Coffel. Motion carried with a voice vote 5-0.

The third item of business 26-BZA-16 BAIRD, Laura - A Special Use request by ViaSat to construct a satellite node facility for high-speed internet; located at: 9 B Rd. (50-33-06-000-041-000-018), Plymouth, In Center Twsp., Zoned A-1. Randy Jones of Englewood, California, from Vi-Sat was present to represent their request. Mr. Witwer presented the findings of fact.

This request was approved as 23-BZA-16 with a vote of 5-0 in favor. The site is of ample size to facilitate the dish and associated structures and components. The site is well screened and buffered from adjacent residences. The closest residence is around 325' from the installation.

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

At the previous meeting the landscaping was added and the proposed chain link fence was changed to a brown vinyl fence for a concern of aesthetics. The plan now is to put in one dish and the second at a later date. The dish is 6' in diameter and floats to a height of 8-9'. The distribution of data is done through a fiber optic cable to a data center. No buildings are planned for this site.

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

> Spencer Southwell 8195 9B Road - Has another company and is looking forward to better service.

Mr. Nunemaker made a motion to close public hearing, seconded by Mr. Coffel. Motion carried.

Mr. Coffel made a motion to approve 26-BZA-16 BAIRD, Laura - A Special Use request by ViaSat to construct a satellite node facility for high speed internet; located at: 9 B Rd. (50-33-06-000-041-000-018), Plymouth, In Center Twsp., Zoned A-1 based on the findings of fact, seconded by Mr. Pletcher. Motion carried with a voice vote 5-0.

The fourth item of business 26-BZA-17 YODER, Larry - A request for a Special Use to allow a secondhand store in an existing building; located at: 1420 Plymouth Goshen Tr. Bremen, IN German Twsp., Zoned A-1. Mr. Larry Yoder of 1420 Plymouth Goshen Tr. Bremen was present to represent his request. Mr. Witwer presented the findings of fact.

The petitioner runs a business cleaning out estates and properties. The existing accessory structure on his property would serve as an outlet for items of value from these clean outs. The property itself contains ample area for parking. The property currently has an approved kennel onsite as well as wooded lands, pastures, and a residence. While traffic will be generated on an already busy road, it should not have a significant impact on traffic.

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

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

The petitioner has been in business for about two years at this site. When estates are closed families will call and want to get rid of household items and sometimes barn items. The majority of everything is stored inside. Randomly there may be a couple larger items outside. There is very little traffic in and out, maybe 20 cars.

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Mr. Houin made a motion to approve <u>26-BZA-17 YODER, Larry -</u> A request for a Special Use to allow a secondhand store in an existing building; located at: 1420 Plymouth Goshen Tr. Bremen, IN German Twsp., Zoned A-1, based on findings of fact, seconded by Mr. Pletcher. Motion carried with a voice vote 5-0.

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