May 28, 2026
Regular Meeting of the
Marshall County Plan Commission
112 W. Jefferson St. Room 203
Plymouth, IN 46563

MINUTES

President, Deborah Johnson, called the Marshall County Plan Commission meeting to order at 7:00 p.m. on Thursday, May 28, 2026, in Room 203 of the Marshall County Building. Present was Commission Members Terri Barnhart, Brandon Calhoun, Craig Cultice, Larry Houin, Stan Klotz, Michelle Mieras, Don Nunemaker, Brieanna Slonaker, and Deborah Johnson. Staff present was Nicholas Witwer, Plan Director, and Lori Lowry, Planning Staff. City of Plymouth Liaison Fred Webster was in attendance.

The minutes of the May 28, 2026 minutes were presented. Mr. Klotz made a motion to approve the minutes as written, seconded by Mr. Cultice. Motion carried by acclamation.

The first item of business was 26-PC-05 MARSHALL COUNTY PLAN COMMISSION - A request to amend the Marshall County Solar Ordinance.

The term "agrivoltaics" was brought up at an ordinance sub-committee meeting.

While the previous revision of the ordinance does limit all Solar Energy Systems to a maximum of 5 panel acres, the term agrivoltaics was not considered in the revision. This terminology is becoming a more used way to describe solar installations on agricultural grounds to make them more appealing to the public. The inclusion into definitions of our ordinance as an SES is intended to provide clarity on any project that may be considered agrivoltaics in nature is classified as an SES and must adhere to the development standards of such systems.

The following proposed ordinance was presented to the Planning Commission

An Ordinance AMENDING ORDINANCE COMMONLY KNOWN AS "THE MARSHALL COUNTY ZONING ORDINANCE 2007-10", AS AMENDED;

WHEREAS, the Marshall County Plan Commission has proposed an amendment to the Marshall County Zoning Ordinance, as amended;

WHEREAS, The Marshall County Plan Commission did conduct a public hearing on May 28, 2026, after legal notification, on said Zoning Ordinance amendment; and,

WHEREFORE, the Board of County Commissioners of Marshall County, Indiana, conducted a public meeting on June 15, 2026, in regard to said amendment.

NOW, THEREFORE, BE IT ORDAINED that the Marshall County Zoning Ordinance be amended as follows:

Add to Article 13 Definitions, Section 10, Definitions:

Agrivoltaics

A Solar Energy System (SES), see definition in this section, combining agriculture and solar energy collection co-located on the same land as a combined use.

After discussion Ms. Mieras made a motion to open for public hearing, seconded by Mr. Nunemaker. There being nobody to speak for or against Mr. Klotz moved and Mr. Cultice seconded the motion to close the public hearing. Motion carried by acclamation.

Mr. Nunemaker made a motion to approve 26-PC-05 MARSHALL COUNTY PLAN COMMISSION - A request to amend the Marshall County Solar Ordinance and forward to the Marshall County Commissioner's with a favorable recommendation, seconded by Mr. Cultice. Motion carried with a voice vote 9-0.

Other Business

COMPREHENSIVE PLAN

The Marshall County Comprehensive Plan was last revised in 2013. The Planning Department's desire is to start discussions and get the board's initial input. There is a lot of work to be done and putting a steering committee together will be on that list of things to do.

Within the existing plan there are many of the same goals, but different challenges. One of the items the plan director would like to incorporate is including all Marshall County Departments, County Commissioners, Planning Commission, the towns and the public to reach the county's goals. Some of the major issues identified are farmland and open space preservation, environmental protection, growth management, rural character and aesthetics and economic development.

Funding for this project is set aside. The Planning Department plans to reach out to MACOG.

Commissioner Klotz commented that while the county has desire for growth and encouraging home-based businesses; the larger businesses has gotten out of hand. Some of these businesses have gotten so big and are tearing up the roads. The plan director agrees that this is a growing concern and would like to see more protections in place for neighbors and more discussion on the volume of traffic produced.

The plan director welcomed comments, suggestions and ideas moving forward whether by meeting input, phone calls or emails. The first step would be to have a planning work session to create a timeline and possibly interview and hear suggestions.

ZONING VIOLATIONS AT BID STAGE

A group of six zoning violations are at bid stage. Each case has an estimated cost of cleanup based on previous projects. There currently aren't dedicated resources for cleanups such as this. There have been several conversations with community corrections, probation, sheriff's department and Judge Napier. Due to a lot of red tape getting assistance from these departments doesn't seem to be an option.

The planning department requests the boards direction what they feel is appropriate. Whether you want a bid on all properties or individually. The thought process is if the bidder were to bid on all properties at once it may look better and get more bidders.

The bid process will follow all the requirements of advertisement. The surveyor offered to share his list of contractors who are insured and shared their bid process.

An estimate of all the projects cleanup is around $70,000. Commissioner Klotz commented if the council isn't in favor of supporting the full amount for clean-up the board may have to choose which projects they want to move forward with. Member Calhoun wondered if doing a bid for all projects as a whole and individual bids for each project will be the better path to go.

The plan director reminded the board that after the bid process and clean up liens will be filed to recover back amount owed and legal fees.

The board agreed to offer a complete package bid on all projects in addition to individual bids on each project.

There being no further business, a motion was made to adjourn and seconded.

Respectfully submitted.

Craig Cultice,
Secretary