

RECORD OF PROCEEDINGS
VILLAGE OF PLYMOUTH
Planning Commission Committee Minutes

February 26, 2024

Planning Committee convened on February 26, 2024, at 6:45pm. The following committee members and employees were present:

Jeff Brown, Chairperson
Randy Adams, Committee Member
Angie Hammons, Committee Member

Cassandra Fryman, Mayor
James Burton, Administrator
Rebekah Fearing, Tax/Mayor's Court Clerk

Also Present: James Channing, 125 Plymouth St.

This meeting was called to consider a variance for 31 Birchfield Street. The current property owner wants to sell the house and garage but would like to keep part of the back yard for himself. To accomplish this, the lot would need split.

Chairperson Brown stated the current minimum rear setback is 40 feet; meaning he would need to come 40' off the back of the garage with the property line. Mr. Channing is hoping to only go 8' from the back of the garage so he can retain some of that property for his fruit trees and grape vines.

Mr. Adams raised the question as to why Mr. Channing did not approach the Planning Commission first before consulting with the county and paying to have two separate surveys done. Channing responded saying he did not think it would be an issue as he owns several of the adjoining properties. He went on to say the surveyor did not think it would be a problem and the county okayed the lot split with the 8' setback.

Administrator Burton agreed no one, per say, had a problem with it; however, it is not for the county to approve if the setbacks do not meet the current zoning requirements. Mr. Adams agreed, and then pointed out there was no one here to object to it.

Hearing no more discussion, Mr. Adams made a motion to approve the variance for a lot split to be granted for 31 Birchfield Street modifying the 40' rear setback to 8' minimum off the back of the garage. Ms. Hammons seconded. All members present agreed. Motion passes.

Meeting adjourned at 6:55pm.

Respectfully Submitted,


Rebekah Fearing, Tax and Mayor's Court Clerk