

**LAGRANGE COUNTY PLAN COMMISSION**  
**February 24, 2020**

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, FEBRUARY 24, 2020 AT 7:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

**CALL TO ORDER:** Tyler Young called the meeting to order at 7:00 p.m.

**ROLL CALL:** Tyler Young, Lynn Bowen, Zack Holsinger, Rich Sherman, Freeman Miller, Larry Miller, Steve Engleking, Miriam Carnahan, Peter Cook, Dustin Glick, Robbie Miller and Jennifer Miller.

**INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:**

**ADOPT AGENDA:** Lynn Bowen made a motion to adopt the agenda, Richard Sherman seconded the motion. A vote was taken; the agenda was approved.

**APPROVE MINUTES OF PREVIOUS MEETING:** Larry Miller made a motion to approve. Freeman Miller seconded the motion.

**NEW BUSINESS**

**SITE PLAN**

*(Non-Public Hearing)*

**GINGERICH, CALVIN & ROYANE ~ WANA WHEEL ~ By: Rob Yoder (19-SP-57)**

Newbury Twp., Sect. 10, T37N R8E, zoned I-2. Located East of 2745 N 850 W, Shipshewana. Application is for a proposed 1,500 sq. ft. addition to a buggy wholesale manufacturing business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller stated that the animals had been added since the last review and the parking does not meet the required size and does not have a handicap spot.

Rob Yoder, 815 Waterford Park Drive, Elkhart, presented on behalf of the petitioners. Mr. Yoder explained the site plan, the parking at length, privacy fencing and landscaping. He stated they are trying to reroute traffic to keep it away from the septic.

Robbie Miller stated that she had received the recorded easements for the storm water and driveway easements, and the concerns regarding the animals and the parking have been addressed.

Lynn Bowen requested updated site plan and information for the moving of pens for animals.

Zack Holsinger stated the permit could be held until animals had been relocated if desired.

Rob Yoder explained that parking can be moved 20 feet.

Larry Miller made aa motion to approve the site plan, Miriam Carnahan seconded the motion.

Tyler Young asked for public comment on the petition. There was none.

Steve Engleking questioned the parking and the semi turnaround.

A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented. Approved pending updated site plan.

*(Non-Public Hearing)*

**MAST, SAM & POLLY ~ SPM FARMS LLC ~ CFO ~ By: Agronomic Solutions/ Taylor Land Surveying (20-SP-02)** Clearspring Twp., Sect. 17, T36N R9E, zoned A-1. Located at

4645 W 500 S, Topeka. Application is for a proposed 16,933 sq. ft. hog barn for 2,200 wean to finish pigs.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned the petition was given a positive recommendation through Plat Committee.

Melissa Lehman, 7070 S 050W, Topeka, presented on behalf of the petitioners. Mrs. Lehman stated that they received their IDEM permit earlier in the day. She also stated that it is an organic dairy, and long term will more than likely stop the dairy when the hogs are going. Mrs. Lehman explained the site plan and stated that they will have a perimeter drain that will be monitored monthly.

Lynn Bowen asked where the hog barn will be located on the map.

Ms. Lehman stated going further east the land was too wet.

Mrs. Miller stated further East was also not suitable for the hog barn.

Tyler Young asked if it was a county tile.

Zack Holsinger confirmed that it is.

Tyler Young asked for public comment on the petition. There was none.

Freeman Miller made a motion to approve the site plan. Peter Cook seconded the motion. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**JO NOR INVESTMENTS LLC ~ CHUPP AUCTION & REAL ESTATE ~ By: Advanced Land Surveying (20-SP-03)** Newbury Twp., Sect. 15, T37N R8E, zoned B-3. Located at 890 S Van Buren St., Shipshewana. Application is for a proposed 11,700 sq. ft. auction house & warehouse.

Robbie Miller introduce the petition and reviewed the site plan. Mrs. Miller mentioned the petition received a positive recommendation through the Plat Committee.

Ronnie Justice, 17120 CR 46, New Paris, presented on behalf of the petitioners. Explained they are tearing down and replacing a warehouse with a newer and larger version.

Zack Holsinger asked if they were proposing any detention area.

Mr. Justice stated they were not due to the existing drainage.

Mr. Holsinger also asked if the shipping containers would be moved or not.

Mr. Chupp stated those without wheels may stay, the others with wheels are intended to be sold if possible, or moved away from sight of the road.

The board discussed the trailer storage and the drainage at length.

Tyler Young asked for any public comment.

Bob Shanahan stated that the Town Council of Shipshewana is in favor.

Tyler Young made a motion to approve the site plan pending an updated site plan, Freeman Miller seconded the motion. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**WEAVER, MAURICE ~ WEAVER BROTHER FARMS LLC ~ CFO ~ By: Agro-nomic Solutions/Taylor Land Surveying (20-SP-04)** VanBuren Twp., Sect. 15, T38N R8E, zoned A-1. Located at 8375 W 750 N, Shipshewana. Application is for two proposed 36,000 sq. ft. poultry barns for 90,000 broilers.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that the Plat Committee has given a positive recommendation.

Melissa Lehman, 7070 S 050W, Topeka, presented on behalf of the petitioners. Ms. Lehman explained that the original placement of the barns was changed and approved and confirmed with neighbors.

Lynn Bowen asked if there were any berms.

Zack Holsinger asked if all the birds will be indoor, and Ms. Lehman confirmed yes.

Tyler Young asked for public comment on the petition. There was none.

Steve Engleking asked which floor materials and how thick will the material be.

Ms. Lehman explained it will be 12-inch clay floor.

Mr. Engleking asked how many cycles per year, which will be 6 cycles.

Peter Cook made a motion to approve the site plan, Tyler Young seconded the motion. A roll call vote was taken 9 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**WELSH SIX LLC/RICK WELSH** ~ By: Taylor Land Surveying (20-SP-05) Clearspring Twp., Sect. 30, T36N R9E, zoned B-3. Located at 601 E Lake St., Topeka. Application is for a proposed 66,550 sq. ft. livestock staging area.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained the proposed raised beds out front to help with the parking situation. Plenty of compliant parking available now. Proposed an asphalt back about 65 feet so no gravel will be not causing a further issue.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner. Mrs. Taylor explained the site plan and large concerns around parking. She elaborated on the parking improvements and remaining old buildings are being removed.

Steven Engleking asked for description of what was occurring on the South West side of the property. Mrs. Taylor stated that is owned by the town and being used as a drive way and no concerns from the town.

Larry Bowen asked the width of the entrance. Mrs. Taylor said its approximately 40 feet.

Richard Sherman questioned where the property line between the town and Welsh Six LLC is located.

Robbie Miller questioned if the hoop buildings will still be used due to the fact that no permits were issued for the hoop buildings. It was then clarified by Mrs. Taylor that those will be removed. Mrs. Miller continued her big concerns were with the parking and that those issues had been corrected.

Tyler Young asked for public comment on the petition. There was none.

Steven Engleking made a motion to approve the site plan, Tyler Young seconded the motion. A roll call vote was taken 9 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**BONTRAGER, JOSEPH ~ PALLETONE OF INDIANA** ~ By: Taylor Land Surveying (20-SP-07) Clay Twp., Sect. 07, T37N R9E, zoned A-1. Located at 5345 W 200 N, Shipshewana. Application is for a proposed 12,800 sq. ft. building.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that the Plat Committee has given a positive recommendation.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner. Mrs. Taylor explained the site plan.

The board discussed the driveway width at length.

Ms. Taylor explained that the county highway had no concerns with the driveway and no vehicles are backing into the driveway.

The board continued to discuss the driveway.

Larry Miller made a motion to approve the site plan, Freeman Miller seconded the motion. Tyler Young asked for public comment on the petition. There was none. A roll call vote was taken 8 Yes / 1 No /0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**COBLENTZ, BEN ~ BUCK CREEK BIKE SHOP ~ By: Rob Yoder (20-SP-08)** Clay Twp., Sect. 16, T37N R9E, zoned A-1. Located at 3630 W 200 N, LaGrange. Application is to operate a bicycle shop.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that the Plat Committee has given a positive recommendation.

Rob Yoder, 815 Waterford Park Drive, Elkhart, was present on behalf of the petitioners. Mr. Yoder explained the location of the sign, the storm water plan and the truck turn around.

The board discussed the site plan and parking area.

Mrs. Miller stated that 8 lots were needed, buggy or vehicle would be accepted and one of the parking spots is required to be an ADA required spot. A signed agreement for water retention. A zoning compliance certificate is also necessary, and seeing Jason Boggs for commercial requirements.

Zack Holsinger asked for confirmation that they will be relocating the one driveway and moving the sign. Which Mrs. Miller confirmed will require a driveway permit.

Tyler Young asked for public comment on the petition. There was none.

Larry Miller made a motion to approve the site plan, Freeman Miller seconded the motion. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved pending updates.

*(Non-Public Hearing)*

**TRI COUNTY LAND TRUSTEE CORP/MILLER, LARRY ~ L&C WEDLING ~ By: Rob Yoder (20-SP-09)** Eden Twp., Sect. 06, T36N R8E, zoned A-1. Located at 11705 W 300 S, Shipshewana. Application is for a proposed 165 sq. ft. addition to welding business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that the Plat Committee has given a positive recommendation.

Rob Yoder, 815 Waterford Park Drive, Elkhart, was present on behalf of the petitioners.

Zack Holsinger stated he spoke with the business owner on the possibility of an oil water separator.

Robbie Miller stated an updated site plan would be required including the setback from the ditch and suitable filtration for the storm water.

Mr. Yoder explained the site plan, outside storage and storm water.

Lynn Bowen questioned if previous site plans were completed

Mrs. Miller stated multiple things were not completed and they have been addressed. She also addressed the site plans are presented to the board and need to be completed as presented and in accordance to the County Ordinance.

The board discussed at length site plans and that if they were being completed originally presented we would not have these problems.

Mrs. Miller suggested that the land owners should be required to be at Plan Commission meetings.

Steve Engleking made a motion to approve the site plan pending updated site plan, Freeman Miller, seconded the motion. Tyler Young asked for public comment on the petition. There was none. A roll call vote was taken 7 Yes / 2 No /0 Abstain and the motion carried. The site plan was approved pending updates.

*(Non-Public Hearing)*

**BEECHY, LAVERN & MARY ~ LAMB WOODWORKING ~ By: Rob Yoder (20-SP-11)**  
Clay Twp., Sect. 18, T37N R9E, zoned A-1. Located at 5510 W 200 N, Shipshewana.  
Application is for a proposed 9,600 sq. ft. manufacturing and warehouse building for existing woodworking business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained she had asked about the ingress/egress. Mrs. Miller stated the parking spots need to be nineteen feet long. Mrs. Miller questioned location of the parking. The recorded easement is being signed and completed.

Rob Yoder, 815 Waterford Park Drive, Elkhart, presented on behalf of the petitioners., explained parking and stated that there are easements for the well and storm water

The board discussed the driveway, the number of employees and

Zack Holsinger made a motion to approve the site plan pending the recorded easements, Freeman Miller, seconded the motion. Tyler Young asked for public comment on the petition. There was none. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved pending updates.

**COMMUNICATIONS:** Steve Engleking moved to amend the by-laws by striking “or by agent” from the by-law 801.4. Freeman Miller, seconded the motion. Effective immediately. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried.

**COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:** None.

**OTHER BUSINESS:** None.

**ADJOURNMENT:** Steven Engleking made a motion to adjourn, Larry Miller seconded the motion. A vote was taken, motion carried. Meeting adjourned at 9:30 p.m.

**LAGRANGE COUNTY, INDIANA**

**ANTI-DISCRIMINATION NOTICE STATEMENT**

The County of LaGrange does not illegally discriminate because of race, color, national origin, sex, religion, disability, or age with regards to admission, participation, or treatment in its facilities, programs, activities, or services, as required by Title III and Title VI of the American Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975, and their related statutes, regulations, and directives. The County has established an Anti-Discrimination Compliance Division to ensure compliance with these laws. If you would like more information concerning the provisions of these laws and about the rights provided thereby, or if you have a suggestion on how the County can better meet the needs of persons protected thereby, please contact the Division at 300 E. Factory St., LaGrange, IN 46761 or by telephone at (260)499-6352.