

LAGRANGE COUNTY PLAN COMMISSION

November 23, 2020

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, November 23, 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: Peter Cook, Freeman Miller, Tyler Young, Rich Sherman, Steve Engleking, & Zach Holsinger. In attendance Melissa Naylor, Dustin Glick, & Brittney Johnston,

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Freeman Miller made a motion to adopt the agenda, Peter Cook seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING: Peter Cook made a motion to approve the previous minutes, Freeman Miller seconded the motion. A vote was taken, motion carried.

NEW BUSINESS

Rezone

(Public Hearing)

LONG, CALEB ~ By: Don Long (20-R-04): Town of Wolcottville, Johnson Twp. Sec 33 T36N R10E zoned B-1. Located at 311 N Main Street, Wolcottville. Application is to rezone part of Lots 40 & 41 in Elton Wolcott's Add. To Wolcottville from B-1 to U-1.

Melissa Naylor introduced the rezone.

Don Long, 6430 S 080 E, was present on behalf of the petitioner and explained the reason for the rezone.

Tyler Young asked if there was anyone in favor of the petition. No others appeared in favor of the petition. Mr. Young asked if anyone would like to remonstrate against the petition. No remonstrators appeared.

The public hearing was subsequently closed.

The board discussed the use of the property.

Steven Engleking made a motion to send the rezone to the LaGrange County Commissioners with a positive recommendation per the I.C. 36-7-4-604. Peter Cook seconded the motion. A roll call vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried. The rezone was sent to the LaGrange County Commissioners with a positive recommendation.

(Public Hearing)

TOWN OF TOPEKA ~ By: Stewart Bender/DLZ (20-R-05): Eden Twp., Sec. 25, T36N R8E, zoned S-1. Located west of 402 Lehman Ave., Topeka. Application is to rezone 20.61 acres from S-1 to I-2.

Melissa Naylor introduced the rezone.

Casey Erwin, DLZ, was present on behalf of the petitioner and explained the reason for the rezone.

Tyler Young asked if there was anyone in favor of the petition. No others appeared in favor of the petition. Mr. Young asked if anyone would like to remonstrate against the petition. No remonstrators appeared.

The public hearing was subsequently closed.

The board discussed the use of the property.

Steven Engleking made a motion to send the rezone to the LaGrange County Commissioners with a positive recommendation per the I.C. 36-7-4-604. Peter Cook seconded the motion. A roll call vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried. The rezone was sent to the LaGrange County Commissioners with a positive recommendation.

Site Plans

(Non-Public Hearing)

MULLET'S REPAIR ~ By: Rob Yoder (20-SP-50): Van Buren Twp., Sec. 35, T38N R8E, zoned A-1. Located across from 4660 N SR5, Shipshewana. Application is for a light manufacturing/assembly space for a Sharpening business and retail sales of farm products produced off-site.

Melissa Naylor introduced the petition.

Rob Yoder, 7740 W SR 120, was present on behalf of the petitioner and explained the site plan.

The board discussed the site plan.

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 6 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

(Non-Public Hearing)

YODER, MARCUS & RUTH ~ By: Agronomics Solutions (20-SP-52): Newbury Twp., Sec. 05, T37N R8E, zoned A-1. Located at 10335 W, Shipshewana. Application is for a proposed CFO with a 43 X 600 Broiler Barn and manure stack for a total of 49,000 broilers in both barns.

Melissa Naylor introduced the petition.

Tiffany Rolin, Agronomic Solutions, was present on behalf of the petitioner and explained the site plan. Ms. Rolin explained that an existing barn combined with the proposed barn created numbers to qualify for a CFO, and therefore the petition had to come before the board.

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

Steve Engleking made a motion to approve the site plan, Freeman Miller seconded the motion. A roll call vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

(Non-Public Hearing)

HELMUTH, FREEMAN & TINA ~ FREEDOM STEELWORKS ~ By: Midwest Land Surveying (20-SP-68): Eden Twp., Sec. 35, T36N R08E, zoned I-2. Located 2295 W Lake Street, Topeka. Application is for a proposed 85,000 sq. ft. addition to an existing metal fabrication business.

Melissa Naylor introduced the petition.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner and explained the site plan. Mr. Lash reviewed property details and confirmed the parcels to be combined through the auditor's office.

Melissa Naylor confirmed to the board that no permits would be issued until the Rule 5 was submitted to the Plan Commission.

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

Tyler Young made a motion to approve the site plan, Zach Holsinger seconded the motion. A roll call vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

(Non-Public Hearing)

TOWN OF TOPEKA ~ WATER TREATMENT PLANT ~ By: DLZ/Casey Erwin (20-SP-70) Clearspring TWP., Sec. 30, T36N R9E, zoned S-1. Application is for a 39.33' X 54' proposed addition to the existing plant.

Melissa Naylor introduced the petition.

Casey Erwin, DLZ, was present on behalf of the petitioner and explained the site plan.

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

Peter Cook made a motion to approve the site plan, Zach Holsinger seconded the motion. A roll call vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

(Non-Public Hearing)

LAMBRIGHT, RAYMOND ~ LAMBRIGHT ALUMINUM ~ By: Rob Yoder (20-SP-71) Clearspring Twp., Sec 19, T36N R9E, zoned A-1. Located at 5220 W 500 S, Topeka. Application is for a 3720 sq. ft. addition to an existing business manufacturing aluminum outside furniture and screen doors.

Melissa Naylor introduced the petition.

Rob Yoder, 7740 W SR 120, was present on behalf of the petition and explained the site plan.

The board discussed soil borings and the drain tile.

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

Tyler Young made a motion to approve the site plan, Freeman Miller seconded the motion. A roll call vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

(Non-Public Hearing)

D.A. HOCHSTETLER & SONS ~ By: Kenneth Hochstetler (20-SP-72): Clearspring Twp., Sec 17, T36N R9E, zoned A-1. Application is for a proposed 30' X 40' office addition and a 100' X 120' manufacturing addition for an existing fabrication and machining business.

Melissa Naylor introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the site plan. Mrs. Taylor informed the board that an air quality permit was in process, no comments had yet been received from IDEM for the well, and the phone shack was being moved to fit commercial setbacks.

The board discussed the use of the residential well instead of a commercial well.

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

Peter Cook made a motion to approve the site plan, Freeman Miller seconded the motion. A roll call vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

COMMUNICATIONS: None.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: Melissa Naylor reminded the board of the two upcoming meetings. A special meeting was scheduled for December 7, 2020 at 1:00 p.m. and the monthly meeting on December 21, 2020 at 7:00 p.m.

ADJOURNMENT: Peter Cook made a motion to adjourn, Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:51 p.m.

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. LAGRANGE COUNTY, INDIANA
ANTI-DISCRIMINATION