

## **LAGRANGE COUNTY PLAN COMMISSION**

*September 28, 2020*

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, September 28, 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, Freeman Miller, Steve Engleking, Miriam Carnahan, Larry Miller, and Rich Sherman. In attendance Dustin Glick, Robbie Miller and Brittney Johnston.

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

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

**APPROVE MINUTES OF PREVIOUS MEETING:** Lynn Bowen made a motion to approve the previous minutes with corrections, Larry Miller seconded the motion. A vote was taken, the motion carried.

### **NEW BUSINESS**

#### **SUBDIVISION**

*(Public Hearing)*

**WANA ESTATES, LLC ~ COUNTRY CROSSING PHASE III ~ By: John Kimpel & Assoc., Inc. (20-SB-36):** Newbury Twp., Sect. 14, T37N, R08E, zoned PUD. Located at the Northeast corner of the junction of Berkshire Drive & Yorkshire Drive, Shipshewana. Application is for a major subdivision for 26 single family dwellings.

Robbie Miller introduced the petition and reviewed the site plan.

Chris McCrea, John Kimpel & Associates Inc., was present on behalf of the petitioner.

Tom Hardy, John Kimpel & Associates Inc., was present on behalf of the petitioner, as well.

Tyler Young asked if anyone was in favor of the petition.

Bob Shanahan, 345 N. Morton Street, Shipshewana, was present in support of the petition. Mr. Shanahan explained the Town of Shipshewana will be in charge of roads, and utilities excluding gas and electric.

Tyler Young asked if anyone would like to remonstrate against the petition. No remonstrators appeared.

The public hearing was subsequently closed.

The board discussed the site plan at length.

Robbie Miller questioned the association covenants.

Tom Hardy stated they had not been created yet but will be placed upon the plat.

Tyler Young questioned the use of lots 11, 12, 18 & 19 as they were shown as open area on the site plan.

Bob Shanahan explained the lots had been designed for snow removal in the winter and will be mowed by the association in the warmer months.

Steve Engleking made a motion for the sidewalk between lots 15 and 16 to be improved, a letter from the Town of Shipshewana, and the covenants to be provided. Freeman

Miller seconded the motion. A vote was taken, motion carried. A roll call vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved pending conditions.

#### *SITE PLAN*

*(Non-Public Hearing)*

**ELVIE FREY INVESTMENTS, LLC ~ By: Midwest Land Surveying, LLC (20-SP-33)**  
Newbury Twp., Sect. 21, T37N R08E, zoned I-1. Located at 9550 W U.S. 20, Shipshewana. Application is for six proposed 3,600 sq. ft. storage units, and 2,400 sq. ft. office space for a storage unit facility.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller informed the board the petition had a positive recommendation from the Plat committee.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner and explained the site plain to the board.

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

Larry Miller made a motion to approve the site plan, Lynn Bowen seconded the motion. A roll call vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

*(Non-Public Hearing)*

**SCHROCK, MERVIN & JOANN ~ TAYLOR SAWMILL ~ By: Rob Yoder (20-SP-34):**  
Clearspring Twp., Sect. 04, T36N R09E, zoned A-1. Located at 3095 W 300 S, LaGrange. Application is for a proposed 6,240 sq. ft. building for a wholesale rough-cut board manufacturing facility in an A-1 zone.

Robbie Miller introduced the petition and reviewed the site plan.

Rob Yoder, 7740 State Road 120, was present on behalf of the petitioner and explained the site plan. Mr. Yoder would be coming to define the wetlands and the project would be at least 75 feet from the delineation and the project be moved to fit the setback if necessary.

Zack Holsinger stated the driveway falls in a drainage easement and the petitioners were also no present at the meeting to be informed of the situation.

Steve Engleking made a motion to postpone the petition, Lynn Bowen seconded the motion. A vote was taken, motion carried, the petition was postponed.

*(Non-Public Hearing)*

**MILLER, GLEN/TRI-COUNTY LAND TRUSTEE CORP. ~ NATIONAL RV REFRIGERATION AC & REPAIR ~ By: Rob Yoder (20-SP-40):** Van Buren Twp., Sect. 25, T38N R08E, zoned A-1. Located at 6755 W SR 120, Shipshewana. Application is for a proposed 4,500 sq. ft. facility for light manufacturing, repair and installation of refrigeration AC units on RV's.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller informed the board the petition had received a positive recommendation from the Plat committee, Indot had said the curb cut needed to be widened, and there was no need for an IDEM permit.

Rob Yoder, 7740 State Road 120, was present on behalf of the petitioner and explained the site plan and business details.

The board discussed the previous future expansion written on the site plan and that it would need to be removed.

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

Freeman Miller made a motion to approve the petition pending an update site plan, Larry Miller seconded the motion. A roll call vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved pending condition.

*(Non-Public Hearing)*

**MILLER, BRIAN ~ MILLER STEEL FABRICATORS ~ By: Rob Yoder (20-SP-56):** Van Buren Twp., Sect. 22, T38N R08E, zoned A-1. Located at 8465 W SR 120, Shipshewana. Application is for a proposed 1,800 sq. ft. structure for manufacturing and assembly of refrigeration components, that include; cutting, forming, stamping of tubing and sheet metal, and welding.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller stated the petition had received a positive recommendation from the Plat committee, and the LaGrange County Board of Zoning appeals had placed the conditions of this owner, this use only, and no outside storage.

Ray Miller, 3235 N 675 W, was present on behalf of the petitioner and explained the business details to the board.

The board discussed the site plan.

Freeman Miller made a motion to approve the petition, Lynn Bowen seconded the motion. A roll call vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**MULLET, LEROY & NAOMA ~ CFO ~ By: Taylor Land Surveying (20-SP-60)** Van Buren Twp., Sect. 35, T38N R08E, zoned A-1. Located at 7705 W 450 N, Shipshewana. Application is for two proposed 50'x200' calf barns, two 40'x50' manure stacks, and two 20'x50' sawdust rooms.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller stated the petition had received a positive recommendation from the Plat committee.

Tiffany Roland, Agronomic Solutions, explained the site plan.

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

The board discussed the site plan.

Freeman Miller made a motion to approve the petition, Steve Engleking seconded the motion. A roll call vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**GALEN, MILLER ~ LONE STAR CONCRETE ~ By: Taylor Land Surveying (20-SP-61)** Eden Twp., Sect. 20, T36N R08E, zoned A-1. Located East of 5975 S 1050 W, Millersburg (parcel # 44-12-20-400-002.003-007). Application is for a proposed 4,816 sq. ft. office & storage space for a concrete business.

Robbie Miller introduced the petition and reviewed the site plan.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the site plan. Mrs. Taylor informed the board the employees would occasionally meet at the business before going off site for work and that there will be some outdoor storage.

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

The board discussed the site plan drainage and retention for the site.

Steve Engleking made a motion to approve the site plan, Lynn Bowen seconded the motion. A roll call vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved as presented.

***COMMUNICATIONS: None***

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

***OTHER BUSINESS:***

Robbie Miller addressed the board with information pertaining to the comprehensive plan and the steering committee. The steering committee must have plan commission approval. Mrs. Miller explained four plan commission members would create a quorum, which would require all meetings to be advertised or one of the members to be moved to an advisory position. The board discussed the options for the situation and decided upon moving both Peter Cook & Dennis Kratz to advisory positions.

Lynn Bowen made a motion to approve the members of the steering committee and the advisory positions, Freeman Miller seconded the motion. A roll call vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried. The steering committee and advisory positions were approved.

The board also discussed attending the comprehensive plan meetings physically and via zoom.

***ADJOURNMENT:*** Lynn Bowen made a motion to adjourn, Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:59 p.m.

**LAGRANGE COUNTY, INDIANA**

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