

LAGRANGE COUNTY PLAN COMMISSION

APRIL 8th, 2025

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, APRIL 8TH, 2025 AT 6:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

CALL TO ORDER: Lynn Bowen called the Plan Commission meeting to order at 6:00 p.m.

ROLL CALL: Lynn Bowen, Kevin Myers, Tyler Young, Zach Holsinger, Ethan Prough, John Reffett, Shannon Schrock and Paul Yoder

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Tyler Young made a motion to approve the agenda. Ethan Prough seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING: Kevin Myers made a motion to adopt the previous minutes. Paul Yoder seconded the motion. A vote was taken, motion carried.

NEW BUSINESS

REZONE

(Public Hearing)

TOWN OF LAGRANGE REDEVELOPMENT COMMISSION/HAIDOUS ESTATES~ By. Town of LaGrange/Haidous Estates/Craig Ralston (25-R-05) LaGrange Town., Sect. 19, T37N R10E, zoned B-2. Located 44-07-19-300-003.041-002, 44-07-19-300-003.006-002, 44-07-19-300-003.080-002, 44-07-19-300-003.072-002, 44-07-19-300-003.005-002 & 44-07-19-300-003.004-002. Application is to rezone six parcels from B-2 to B-4.

Robbie Miller introduced the rezone site plan with the rezone details.

Todd Haidous was present as the petitioner.

Lynn Bowen asked for public comment,

Mark Eagleson spoke about having worked with Todd Haidous on the project for several months, and how it could dramatically change the area. Wonderful addition to the Town of LaGrange.

Lynn Bowen then asked for any remonstrators, there were none.

Public comment was subsequently closed.

The board discussed the rezone being proposed.

Zachary Holsinger made a motion to send the petition to the Commissioners with a favorable recommendation. Ethan Prough seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

(Public Hearing)

KUHNS, MARLIN & WANDA~ By. Midwest Land Surveying (25-R-06) Clay Twp East., Sect. 25, T37N R09E, zoned S-1. Located 0175 W 100 S., LaGrange. Application is to rezone 10.00+/- acres from S-1 to A-2.

Robbie Miller introduced the rezone site plan with the rezone details.

Marlin Kuhns was present as the petitioner.

Lynn Bowen asked for public comment, there were none.

Lynn Bowen then asked for any remonstrators, there were two:

1. Judy Clark (0130 W 100 S) Questioned there being house and barn only, A-2 is for farming, questioned the business aspect of the A-2 description.
2. Jeff Peruski (140 W 100 S) Questioned if the A-2 was permitted for an AFO. The board addressed although permitted it would not meet setbacks requirements.

Public comment was subsequently closed.

The board discussed the rezone being proposed and possibly recommending the Board of Zoning Appeals being the next step.

Zachary Holsinger made a motion to send the petition to the Commissioners with an unfavorable recommendation. Lynn Bowen seconded the motion.

A vote was taken: 6 Yes / 2 No / 0 Abstain

(Public Hearing)

E & S SALES LLC~ By. Mike Beer **(25-R-07)** Shipshewana Town., Sect. 14, T37N R08E, zoned A-2. Located East of 1205 S VanBuren St., Shipshewana. Application is to rezone Lot 2 & Lot 3 from A-2 to B-3.

Robbie Miller introduced the rezone site plan with the rezone details.

Pete Yoder (2102 E Market, Nappanee) was present as the petitioner.

Lynn Bowen asked for public comment, there was one:

1. DeWayne Chupp (450 Berkshire) has been in business for 38 years and is ready to expand and increase the size of the building.

Lynn Bowen then asked for any remonstrators, there were none.

Public comment was subsequently closed.

The board discussed the rezone being proposed.

Zachary Holsinger made a motion to send the petition to the Commissioners with a favorable recommendation. Paul Yoder seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

SUBDIVISION

(Non-Public Hearing)

YODER, FLOYD & DOROTHY~ By. Hand to the Plow Surveying **(25-SB-07)** Clearspring Twp., Sect. 12, T36N R09E, zoned A-2. Located at 0360 W 350 S., LaGrange. Application is for a one-lot minor plat.

Robbie Miller introduced the subdivision and the reason it was at the Plan Commission.

Scott Zeigler (Hand to the Plow Surveying) was present with the petitioner. Scott explained the reasoning why the setbacks cannot be met; homeowner can buy this portion only and didn't file until after the new Ordinance was filed.

Lynn Bowen made a motion to table the petition to find standards on this particular situation.

Zachary Holsinger seconded the motion.

SITE PLAN

(Non-Public Hearing)

EASH, WAYNE & SARA~ By. Hand to the Plow Surveying **(24-SP-59)** Eden Twp., Sect. 30, T36N R08E, zoned A-2. Located East of 11245 W 700 S., Millersburg. Application is for a proposed 80'x140' building for wholesale distribution of heating and plumbing supplies.

Robbie Miller introduced the site plan with the development details.

Scott Zeigler & Clayton Evans from Hand to the Plow Surveying (5678 W 350 S., Albion) were present with the petitioner.

Lynn Bowen asked for public comment.

Lynn Bowen then asked for anyone against the petition. There were none.

Public comment was subsequently closed.

The board discussed the site plan at length.

Paul Yoder made a motion to approve the site plan as presented. Ethan Prough seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

BONTRAGER, PAUL~ By. Land and Boundary **(25-SP-11)** Newbury Twp., Sect. 07, T37N R08E, zoned A-2. Located at 11855 W 250 N., Middlebury. Application is for a 40'x70' building to make custom log cabins by order.

Robbie Miller introduced the site plan with the development details.

Levi Rednour (Land and Boundary Surveying) was present with the petitioner.
Lynn Bowen asked for public comment, there were none.
Lynn Bowen then asked for remonstrators, there were none.
Public comment was subsequently closed.
The board discussed the site plan at length.
Ethan Prough made a motion to approve the site plan as presented. Paul Yoder seconded the motion.
A vote was taken, 8 Yes / 0 No / 0 Abstain.

(Non-Public Hearing)

HAMILTON, SCOTT & LUCY~ By. Abonmarche (25-SP-15) Bloomfield Twp., Sect. 30, T37N R10E, zoned S-1. Located 0955 S 00 EW., LaGrange. Application is for a proposed 25'x40' clubhouse and mini-golf facilities.

Robbie Miller introduced the site plan with the development details.
Crystal Welsh(Abonmarche) was present along with the petitioner.
Lynn Bowen asked for public comment, there were none. Public comment was closed.
The board discussed the site plan at length.
Lynn Bowen made a motion to approve the site plan as presented. Kevin Myers seconded the motion.
A vote was taken, 8 Yes / 0 No / 0 Abstain, and the motion carried.

(Non-Public Hearing)

CIVIL TOWN OF SHIPSEWANA~ By. Town of Shipshewana/Casey Erwin (25-SP-20) Newbury Twp., Sect. 11, T37N R08E, zoned A-2. Located at 2755 N 735 W., Shipshewana. Application is for improvements to existing wastewater treatment plant facilities.

Robbie Miller introduced the site plan with the development details.
Todd Thurber (DLZ) was present along with the petitioner.
Lynn Bowen asked for public comment, there were none. Public comment was closed.
The board discussed the site plan at length.
Zachary Holsinger made a motion to approve the site plan as presented. Paul Yoder seconded the motion.
A vote was taken, 8 Yes / 0 No / 0 Abstain, and the motion carried.

COMMUNICATIONS: Replacement for Town of LaGrange Board of Zoning Appeals. Ethan Prough is the new Board of Zoning Appeals for the Town of LaGrange board.

Discussion on “No more than one newly created lot off a parent parcel under 20 acres in size is allowed.”
Tyler Young made a motion to amend the ordinance to 2-5 one-time splits, add definitions to the ordinance for “Parent Parcel” & “Sub parcel”.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS:

ADJOURNMENT: Lynn Bowen made a motion to adjourn. Kevin Myers seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:12 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