

## LAGRANGE COUNTY PLAN COMMISSION

*APRIL 22nd, 2025*

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, APRIL 22ND, 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)*

**EICHER, SAMUEL L & MARY R~** By. Midwest Land Surveying (25-R-09) Johnson Twp., Sect. 34, T36N R10E, zoned A-2. Located South of 3145 E 700 S., Wolcottville. Application is to rezone 10.05 +/- acres from A-2 Zoning District to the B-3 Zoning District.

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

Josh Lash (Midwest Land Surveying) was present along with the petitioner.

Lynn Bowen asked for public comment, there were none.

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

Public comment was subsequently closed.

The board discussed the rezone being proposed.

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

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

*(Public Hearing)*

**MJM IMPROVEMENTS, LLC~** By. Midwest Land Surveying (25-R-10) Bloomfield Twp., Sect. 20, T37N R10E, zoned U-1, A-2 & I-1. Located North of 1485 E US 20., LaGrange. Application is to rezone 56.31 +/- acres from the A-2/I-1 Zoning District to the U-1 Zoning District.

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

Josh Lash (Midwest Land Surveying) was present along with the petitioner.

Lynn Bowen asked for public comment, there were none.

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

1. Bryan Kline (11395 E 750 N) wrote a letter stating they did not want to see a manufactured home subdivision.
2. Leon Richie (1485 E 025 N) opposed because of the traffic increase with adding 145 lots.
3. Mark Yoder (1325 E 025 N) Small road for all of the houses being proposed and possible sewer issues.
4. Jessica McCoy (1030 E 395 N) concerned about sewer, they teach bow hunting and was asking about if that would still be allowed. (Youth hunting).
5. Julie Tegeler (1170 E 025 N) Road traffic with the population increase, will HOA be required? Officer increasing? Schools becoming larger? Plans to widen the roads?
6. Marion Petersheim (1775 E 075 N) Has been looking to buy industrial property for 5 years and has been a challenge to find Industrial, thinks the zoning should stay the same.

Josh Lash (Midwest Land Surveying) addressed the concerns of the remonstrators stating that walkers should really stay on the sidewalks, traffic increase will not disturb any of the regular walkers. HOA will be added, fees will be collected to keep the maintenance on the subdivision. Stick homes from Master Build will be in the subdivision, no manufactured homes. Residential TIF district will be for improvements for infrastructure.

Mark Eagleson (Town of Lagrange) stated that the Town will be providing wastewater, bill by each 100 gallons. More homes will actually help the water and sewer; there is a new water treatment plant in the process, very minimal increase per home.

Public comment was subsequently closed.

The board discussed the rezone being proposed.

Lynn Bowen made a motion to send the petition to the Commissioners with a favorable recommendation. Jeff Campos seconded the motion.

A vote was taken: 9 Yes / 0 No / 0 Abstain

*(Public Hearing)*

**CLARK LOGISTICS GROUP XLVI LLC**~ By. Midwest Land Surveying (25-R-11) LaGrange Town., Sect. 30, T37N R10E, zoned I-2. Located at 302 E Central., 44-07-30-200-000.046-002 & 44-07-30-200-000.009-002 & a portion of 44-07-30-200-000.044-002., LaGrange. Application is to rezone 0.9 +/- acres from the I-2 Zoning District to the B-2 Zoning District.

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

Josh Lash (Midwest Land Surveying) was present along with the petitioner.

Lynn Bowen asked for public comment, there were none:

Lynn Bowen then asked for any remonstrators, there was one:

1. Dianne Hutchens (409 S Walnut) spoke about possible water/drainage issues onto her property South of the proposed.

Josh Lash responded to the remonstrators about the plan to reroute water drainage and bumpers to avoid any water going to any surrounding properties.

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. Jeff Campos seconded the motion.

A vote was taken: 9 Yes / 0 No / 0 Abstain

*SUBDIVISION*

*(Public Hearing)*

**MJM IMPROVEMENTS, LLC**~ By. Midwest Land Surveying (25-SB-09) Bloomfield Twp., Sect. 20, T37N R10E, zoned U-1, A-2 & I-1. Located East of 1170 E 025 N., LaGrange. Application is for a proposed 145 lot-major plat.

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

Josh Lash (Midwest Land Surveying) was present with the petitioner. Josh explained the 145-lot subdivision plan and the wetlands.

Lynn Bowen asked for public comment, there was one:

1. LCEDC wrote a letter stating that they were for the build, how it would bring many opportunities into LaGrange for more building and families.
2. Jim Raber (Master Build) stated they will start West with 45 homes (\$350,000-\$400,000 per home), custom made homes (1600-1800 sq ft). HOA fee per lot per area. Sound barrier along US 20 is in the works.

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

Public comment was subsequently closed.

Zachary Holsinger made a motion to see the preliminary back to Plan Commission to view before the Secondary approval. Kevin Myers seconded the motion.

A vote was taken: 9 Yes / 0 No / 0 Abstain

## *SITE PLAN*

### *(Non-Public Hearing)*

**EICHER, SAMUEL L & MARY R~** By. Midwest Land Surveying (25-SP-25) Johnson Twp., Sect. 34, T36N R10E, zoned A-2. Located North of 7205 S SR 9., Wolcottville. Application is for a proposed 17,000 sqft shopping center.

Robbie Miller introduced the site plan with the development details.

Josh Lash (Midwest Land Surveying) was present along with the petitioner. Josh explained they were proposing a 17,000 sq ft building for multiple uses.

Lynn Bowen asked for public comment, there were none. Public comment was closed.

Public comment was subsequently closed.

The board discussed the site plan at length.

Zachary Holsinger made a motion to approve the site plan pending the rezone and surveyors to attach the regulated drain. Paul Yoder seconded the motion.

A vote was taken: 9 Yes / 0 No / 0 Abstain

### *(Non-Public Hearing)*

**CLARK LOGISTICS GROUP XLVI LLC~** By. Midwest Land Surveying (25-SP-33) LaGrange Town., Sect. 30, T37N R10E, zoned I-2. Located at 302 E Central, 44-07-30-200-000.046-002 & 44-07-30-200-000.009-002., LaGrange. Application is for a proposed Five Lakes retail coffee shop.

Robbie Miller introduced the site plan with the development details.

Josh Lash (Midwest Land Surveying) was present with the petitioner. Josh explained that Five Lakes Coffee would like to build in LaGrange.

Lynn Bowen asked for public comment, there were three:

1. Paul Smith (6210 N 100 W) one of the founders of Five Lakes, excited about coming to LaGrange, has multiple locations at the moment and would love to be a part of the community.

Lynn Bowen then asked for remonstrators, there were two:

1. Dianne Hutchens (409 S Walnut) spoke about possible water/drainage issues onto her property South of the proposed.
2. Mark Eagleson (Town of LaGrange). Mark had a comment he wanted to make about the IN/OUT access for Clark Logistics, how he suggested adding an additional curb cut.

Public comment was subsequently closed.

The board discussed the site plan at length.

Zachary Holsinger made a motion to approve the site plan pending the rezone. Jeff Campos seconded the motion.

A vote was taken, 9 Yes / 0 No / 0 Abstain.

## **COMMUNICATIONS:**

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

**OTHER BUSINESS:**

**ADJOURNMENT:** Zachary Holsinger made a motion to adjourn. Jeff Campos seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 6:45 p.m.

NOTICE STATEMENT

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