

LAGRANGE COUNTY PLAN COMMISSION

June 10th, 2025

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, JUNE 10TH, 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, Jeff Campos, 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. Jeff Campos seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING: Lynn Bowen made a motion to adopt the previous minutes. Tyler Young seconded the motion. A vote was taken, motion carried.

(Public Hearing)

TEXT AMENDMENT (25-A-02) To consider a proposed amendment to the LaGrange County Unified Development Ordinance (UDO) related to Dimensional Regulations in the Agricultural (A-1) District and Definitions. The subject matter of the proposed Unified Development Ordinance relates to a minimum lots size change and of definition of Drainageway and the addition of a Parent Parcel and Sub Parcel to the definitions.

Robbie Miller explained the text amendment that the Plan Commission discussed at the 5:00 public hearing including changing the A-1 first cut minimum size from 2 or 5 acres and having a remainder of 15 acres.

Article 14.02 definitions.

At this time Lynn Bowen asked for public comments, there were none.

Public hearing was subsequently closed.

The board then discussed the changes being proposed.

Zachary Holsinger made a motion to send the updates to the commissioners with a favorable recommendation. John Reffett seconded the motion.

NEW BUSINESS

SITE PLAN

(Non-Public Hearing)

BLACK ROCK HOLDINGS/LONNIE LEHMAN~LUXX TRAILER~ By. Hand to the Plow Surveying (25-SP-30) Newbury Twp., Sect. 16, T37N R08E, zoned A-2. Located 1040 N 925 W., Shipshewana.

Application is for 67'x72' addition to an existing retail sales & trailer repair business.

Robbie Miller introduced the site plan in detail.

Clayton Evans (Hand to the Plow Surveying) was present as the petitioner.

Clayton explained the owner wants to expand the business and employee parking.

Lynn Bowen asked for public comment, there were none.

Public comment was subsequently closed.

The board discussed the site plan at length.

Lynn Bowen made a motion to approve the site plan as presented. Ethan Prough seconded the motion.

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

(Non-Public Hearing)

DALLAS LAKE HOLDING CO ~RIVER WOODWORKING~ By. Taylor Land Surveying (25-SP-31)

Clearspring Twp., Sect. 26, T36N R09E, zoned A-2. Located at 1735 W 700 S., Wolcottville. Application is for a proposed 28'x38' office and display building for custom residential cabinetry.

Robbie Miller introduced the site plan in detail.

Amber Taylor (Taylor Land Surveying) was present as the petitioner. Amber explained the owner will be taking down the existing building and replacing with new, adding an office and breakroom with a three-sided shelter.

Lynn Bowen asked for public comment, there were none.

Public comment was subsequently closed.

The board discussed the site plan at length.

Zachary Holsinger made a motion to approve the site plan as presented. Kevin Myers seconded the motion.

Paul Yoder excused himself from the voting.

A vote was taken: 8 Yes / 0 No / 1 Abstain

(Non-Public Hearing)

SINGH, JADWINDER~LIBERTY FUEL STOP~ By. Debra Hughes (SAM) **(25-SP-32)** Shipshewana Town., Sect. 14, T37N R08E, zoned B-3. Located at 7995 W Us 20., Shipshewana. Application is for a proposed 51'x160' convenience store with additional retail space for rent.

Robbie Miller introduced the site plan in detail.

Debra Hughes (SAM) and Peter Burns (Burns Construction) were present as the petitioners. Debra and Peter explained the plan to remove and rebuild, asked for an exception on the car stacking for the drive thru to be 2 cars instead of the required 6, also for the canopy car stacking to be 0 instead of the 1 required.

Lynn Bowen asked for public comment, there was none.

Public comment was subsequently closed.

The board discussed the site plan at length, Paul Yoder mentioned moving the hitching rail to the North East part of the parcel.

Tyler Young made a motion to approve the site plan with the approved exceptions of the car stacking requested and the hitching rail being moved to the North East of the parcel. Jeff Campos seconded the motion.

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

(Non-Public Hearing)

BONTRAGER, ORLA & CHRISTINA~COUNTRY MEADOW~ By. Taylor Land Surveying **(25-SP-35)** Newbury Twp., Sect. 33, T37N R08E, zoned A-2. Located at 1310 S 900 W., Shipshewana. Application is for a proposed 48'x88' warehouse addition to an existing business.

Robbie Miller introduced the site plan in detail.

Amber Taylor (Taylor Land Surveying) was present with the petitioner. Amber explained the owner needed additional space for an existing business of finished kitchen cabinets.

Lynn Bowen asked for public comment, there were none.

Public comment was subsequently closed.

Paul Yoder made a motion to approve the site plan as presented. Kevin Myers seconded the motion.

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

COMMUNICATIONS: Robbie Miller explained that the Planning & Zoning department is down an employee for Code Enforcement.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS:

ADJOURNMENT: Lynn Bowen made a motion to adjourn. Paul Yoder seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 6:52 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
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