

LAGRANGE COUNTY PLAN COMMISSION

July 8th, 2025

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, JULY 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, Zach Holsinger, Ethan Prough, John Reffett, Shannon Schrock and Paul Yoder

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Shannon Schrock made a motion to approve the agenda. Lynn Bowen seconded the motion. A vote was taken, motion carried.

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

NEW BUSINESS

SITE PLAN

(Non-Public Hearing)

E&S SALES, LLC ~ By. Ace Builders (25-SP-34) Shipshewana Town., Sect. 14, T37N R08E, zoned B-3. Located East of 250 E Berkshire Dr., Shipshewana. Application is for a proposed 320'x400' grocery store.

Robbie Miller introduced the site plan in detail.

Mike Beer & Pete Yoder (2102 E Market St., Nappanee) were present along with the petitioner.

Mike explained the owner wants to expand the business and employee parking on a new property to better accommodate the business.

Lynn Bowen asked for public comment, 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. Kevin Myers seconded the motion.

A vote was taken: 7 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

YUTZY, LLOYD & JOLENE~CFO~ By. Agronomic Solutions/Hand to the Plow Surveying (25-SP-38) Van Buren Twp., Sect. 17, T38N R08E, zoned A-2. Located at 10880 W 750 N., Shipshewana. Application is for a proposed 43'x600' Broiler barn, 15'x30' grain bin pad & motor room addition.

Robbie Miller introduced the site plan in detail.

Tiffany Rolin & Clayton Evans (Agronomic Solutions/Hand to the Plow Surveying) were present along with the petitioner.

Lynn Bowen asked for public comment, 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. Zachary Holsinger seconded the motion.

A vote was taken: 7 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

WINGARD, FERMAN & RACHEL~CFO ~ By. Agronomics Solutions/Taylor Land Surveying (25-SP-44) Clearspring Twp., Sect. 19, T36N R09E, zoned A-2. Located 5460 W 500 S., Topeka. Application is for a proposed 61'4" x 572' Natural Family Farms Pullet barn, 61'4" x 40' covered manure storage, 12'x16' motor room, 15'x30' feed bin pad, 10'x30' compost bin, 20'x24' office.

Robbie Miller introduced the site plan in detail.

Tiffany Rolin (Agronomic Solutions) was present along with the petitioners. Tiffany explained the CFO would be indoor birds only, no pasture access.

Lynn Bowen asked for public comment, there was none.

Public comment was subsequently closed.

The board discussed the site plan at length.

John Reffett made a motion to extend the gravel drive going back to the manure stack and to add it to the site plan. Kevin Myers seconded the motion.

A vote was taken: 7 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

MILLER, HOWARD & MARLENE~HOWIES 6 MILE~ By. Hand to the Plow Surveying (25-SP-45) Clay Twp West., Sect. 19, T37N R09E, zoned B-3. Located at 5975 W Us 20., LaGrange. Application is for a proposed 24'x40' dining room addition with an 18'x24' pavilion to an existing restaurant/ice cream shop.

Robbie Miller introduced the site plan in detail.

Clayton Evans (Hand to the Plow Surveying) was present along with the petitioner. Clayton explained the addition, pavilion and the drive thru being proposed.

Lynn Bowen asked for public comment, 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. Zachary Holsinger seconded the motion.

A vote was taken: 7 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

LAGRANGE COUNTY COUNCIL ON AGING~ By. Hand to the Plow Surveying (25-SP-46) LaGrange Town., Sect. 30, T37N R10E, zoned B-3 & I-2. Located at 410 E Central Ave., LaGrange. Application is for a proposed 60'x100' building for storing LaGrange County Transit vehicles.

Robbie Miller introduced the site plan in detail.

Clayton Evans (Hand to the Plow Surveying) was present along with the petitioner. Clayton explained the building use.

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. John Reffett seconded the motion.

A vote was taken: 7 Yes / 0 No / 0 Abstain

COMMUNICATIONS:

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS:

ADJOURNMENT: Zachary Holsinger made a motion to adjourn. John Reffett seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 6:39 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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