

LAGRANGE COUNTY PLAN COMMISSION

September 9th, 2025

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, SEPTEMBER 9TH, 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, Zach Holsinger, Ethan Prough, John Reffett, Shannon Schrock and Tyler Young.

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: Tyler Young made a motion to adopt the previous minutes. John Reffett seconded the motion. A vote was taken, motion carried.

OLD BUSINESS

SITE PLAN

(Non-Public Hearing)

BONTRAGER, MARK/BONTRAGER, DEREK~ CFO~ By. Agronomic Solutions/Land and Boundary (25-SP-41) Newbury Twp., Sect. 30, T37N R08E, zoned A-2. Located at 0160 S 1150 W & 0230 S 1150 W., Middlebury. Application is for a proposed 66'4"x536' Dutch Country Layer barn (36' egg, 435' bird, 62'x8" manure storage), 15'x30' feed bin pad, 12'x60' loading dock, chicken pasture, 30' filter strip and a new well.

Robbie Miller introduced the site plan in detail.

Tiffany Rolin (Agronomic Solutions) and Levi Rednour (Land and Boundary) was 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 about adding the drive and the turnaround at the end of the drive.

Ethan Prough made a motion to approve the site plan until a decision was made about the unloading area. Zachary Holsinger seconded the motion.

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

NEW BUSINESS

PLANNED UNIT DEVELOPMENT

(Public Hearing)

BONTRAGER, LAVERN/WAYNE ~ By. Hand to the Plow Surveying (25-PUD-01) Clearspring Twp., Sect. 34, T36N R09E, zoned A-2. Located at parcels:44-11-34-200-004.001-005,44-11-34-200-003.000-005,44-11-34-200-004.002-005 & 44-11-34-200-016.000-005., Topeka. Application is for a proposed Planned Unit Development for 14.84 +/- acres for mixed use to continue development of a feed & farm supply company.

Robbie Miller introduced the Planned Unit Development in detail.

Clayton Evans & Scott Zeigler (Hand to the Plow Surveying) were present along with the petitioner.

Lynn Bowen asked for public comment, there were none.

Public hearing was subsequently closed.

The board discussed the site plan at length about all four phases taking up to 7-15 years to complete and the drainage on the property.

Lynn Bowen made a motion to send the Planned Unit Development to the commissioners with a favorable recommendation. Paul Yoder seconded the motion.

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

REZONE

(Public Hearing)

MJM IMPROVEMENTS, LLC~ By. Midwest Land Surveying (25-R-12) Bloomfield Twp., Sect. 20, T37N R10E, zoned U-1 & A-2. Located North of 1485 E Us 20., LaGrange. Application is to rezone 44.31 +/- acres from A-2 to the U-1 Zoning District.

Robbie Miller introduced the rezone in detail.

Josh Lash (Midwest Land Surveying) was present along with the petitioners, explained the reasoning for the rezone.

Lynn Bowen asked for public comment, there were none.

Public hearing was subsequently closed.

The board discussed the site plan at length.

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

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

SITE PLAN

(Non-Public Hearing)

BONTRAGER, SAMUEL M & VERA L~CFO~ By. Agronomic Solutions/Samuel Bontrager (25-SP-43) Bloomfield Twp., Sect.04, T37N R10E, zoned A-1. Located 2700 E 400 N., LaGrange. Application is for a proposed 42'x560' Miller Poultry broiler barn, 15'x30' feed bin pad, 40'x64' manure covered stack, 45' pasture access.

Robbie Miller introduced the site plan in detail.

Tiffany Rolin (Agronomic Solutions) was 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, discussing the manure storage and variance approval.

Lynn Bowen made a motion to approve the site plan as presented. Tyler Young seconded the motion.

A vote was taken: 6 Yes / 0 No / 1 Abstain

(Non-Public Hearing)

BONTRAGER, DEWAYNE/SUNRISE PULLETS~CFO~ By. Agronomic Solutions/Hand to the Plow Surveying (25-SP-55) Clearspring Twp., Sect. 08, T36N R09E, zoned A-2. Located at 4030 W 350 S., Topeka. Application is for a 61'4"x508' pullet barn, 61'4"x40' manure storage, 20'x24' office, 10'x32' compost bin, 16'x32' grain bin pad and a 14'x16' motor room.

Robbie Miller introduced the site plan in detail.

Tiffany Rolin (Agronomic Solutions) was 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.

John Reffett made a motion to approve the site plan with the condition of converting the residential driveway to a commercial driveway for better truck access.

Zachary Holsinger seconded the motion.

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

COMMUNICATIONS:

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:

OTHER BUSINESS: CALVIN GINGERICH. Robbie Miller spoke on the Calvin Gingerich rezone that was brought back for a Scribner's error. Zachary Holsinger made a motion to approve the amended resolution. Shannon Schrock seconded the motion.

ADJOURNMENT: Lynn Bowen made a motion to adjourn. Paul Yoder seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 6:54 p.m.

NOTICE STATEMENT

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ANTI-DISCRIMINATION