

LAGRANGE COUNTY BOARD OF ZONING APPEALS
JUNE 17TH, 2025

THE LAGRANGE COUNTY BOARD OF ZONING APPEALS MET IN REGULAR SESSION ON **TUESDAY, JUNE 17TH, 2025, AT 7:00P.M.** IN THE LAGRANGE COUNTY COMMISSIONERS ROOM AT THE COUNTY OFFICE BUILDING

CALL TO ORDER: Nick Wilson called the meeting to order at 7:00 p.m.

ROLL CALL: Lynn Bowen, Nick Wilson, David Herschberger and Jerry Raber.

ADOPT AMENDED AGENDA: Lynn Bowen made a motion to approve the amended agenda. David Herschberger seconded the motion. A vote was taken, motion carried.

MINUTES OF PREVIOUS MEETING: Jerry Raber made a motion to approve the minutes. Lynn Bowen seconded the motion. A vote was taken, motion carried.

COMMUNICATIONS: Brief discussion on House bill 15.09.

NEW BUSINESS

DEVELOPMENTAL VARIANCE

(Public Hearing)

MILLER, FLOYD & RITA~ By. Mark Albert (25-V-17) Springfield Twp., Sect.34, T37N R11E, zoned A-1. Located 9255 E 200 S., LaGrange. A Developmental Variance to subdivide 3.98 acres into two equal parcels of 1.99 acres each in the A-1 Zoning District.

Robbie Miller introduced and reviewed the site plan for the variance with the board.

Mark Albert (9445 E 570 S., Wolcottville) was present as the petitioner along with the home owner.

The petitioner explained the reasoning for the variance being to split the property to help with in-laws.

Nick Wilson asked if there were any in favor of the petition, there was one.

1. John Ritchie (9275 E 200 S) spoke about how they were great neighbors and with what they were wanting to do, it would improve the land significantly.

Nick Wilson then asked if there were any against the petition, there was one.

1. Verlo Bontrager (9265 E 200 S) spoke how he had no objection with the building plans but was worried about current and future drainage issues.

Mark Albert did speak on how a survey will be done to guarantee property lines and easement restrictions, also spoke on the County tile making the water issues and not the buildings on the property.

The public hearing was subsequently closed.

The board discussed the petition at length.

A roll call vote was taken:

(Public Hearing)

KLOPFENSTEIN, DEBORA~ By. Debora Klopfenstein (25-V-18) Lima Twp., Sect.13, T38N R09E, zoned A-2. Located 0675 W 700 N., Howe. A Developmental Variance for a Type 1 manufactured home containing 684 square feet where 1000 is required in the A-2 Zoning District.

Robbie Miller introduced and reviewed the site plan for the variance with the board.

Debora Klopfenstein (0675 W 700 N., Howe) was present as the petitioner. Debora explained the reasoning for the variance being she would like a second home that is under the required square footage for LaGrange County.

Nick Wilson asked if there were any in favor of the petition, there were none.

Nick asked if there were any against the petition, there were none.

The public hearing was subsequently closed.

The board discussed the petition at length.

A roll call vote was taken:

(Public Hearing)

ELKINS, ERNEST & CINDA~ By. Craig Everage (25-V-19) Milford Twp., Sect.01, T36N R11E, zoned A-1. Located at 2160 S 1150 E., LaGrange. A Developmental Variance to subdivide 3 acres off of an 18.96-acre parcel in the A-1 Zoning District.

Robbie Miller introduced and reviewed the site plan for the variance with the board.

Cinda Elkins (2160 S 1150 E., LaGrange) was present as the petitioner. Cinda Elkins spoke on how she would like to keep her home and a small piece, but the rest is too much to maintain.

Nick Wilson asked if there were any in favor of the petition, there were none.

Nick Wilson asked if there were any against the petition, there were none.

The public hearing was subsequently closed.

The board discussed the petition at length.

A roll call vote was taken:

LAND USE VARIANCE

(Public Hearing)

MAYNARD MILLER EXCAVATING, INC~ By. Maynard Miller (25-LUV-04) Newbury Twp., Sect.10, T37N R08E, zoned S-1. Located at 8350 W 250 N., Shipshewana. A Land Use Variance to build an agricultural barn to house large animals in the S-1 Zoning District.

Robbie Miller introduced and reviewed the site plan for the variance with the board.

Maynard Miller (0855 N 840 W., Shipshewana) was present as the petitioner.

Nick Wilson asked if there were any in favor of the petition, there was one

1. Jay Chupp (8385 W 250 N) spoke about how horses have always been there and the property should be utilized.

Nick Wilson asked if there were any against the petition, there were none.

The public hearing was subsequently closed.

The board discussed the petition at length.

Jerry Raber made a motion to approve no more than 3 large animals for this use only on this parcel. Lynn Bowen seconded the motion.

A roll call vote was taken:

CONDITIONAL USE VARIANCE

(Public Hearing)

HERSHBERGER, NOAH & ADA~ By. Ada Miller (25-CU-06) Topeka Town Eden Twp., Sect.25, T36N R08E, zoned U-1. Located at 129 N Babcock St., Topeka. A Conditional Use variance for a short-term rental.

Robbie Miller introduced and reviewed the site plan for the variance with the board.

Ada Miller (Hershberger) (28309 Finley Road., Burr Oak, MI) was present as the petitioner, she spoke on they plan on 6 renters max, 3 vehicles max and minimum one night stay.

Nick Wilson asked if there were any in favor of the petition, there were none.

Nick Wilson asked if there were any against the petition, there were none.

The public hearing was subsequently closed.

The board discussed the petition at length.

A roll call vote was taken:

OTHER BUSINESS:

ADJOURNMENT: Lynn Bowen made a motion to adjourn, David Herschberger seconded the motion.

A vote was taken, motion carried, and meeting adjourned at 7:53 p.m.

LAGRANGE COUNTY, INDIANA

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LAGRANGE COUNTY BOARD OF ZONING APPEALS

BY: _____
Nick Wilson, President

BY: _____
Jerry Raber, Vice President

BY: _____
David Herschberger, Member

BY: _____
Lynn Bowen, Member

BY: _____
Tyler Young, Member

BY: _____
Alternate Member