

LAGRANGE COUNTY PLAN COMMISSION

October 14th, 2025

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, OCTOBER 14TH, 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, Jeff Campos, Kevin Myers, Paul Yoder and Tyler Young.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Kevin Myers made a motion to approve the agenda. Lynn Bowen 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.

NEW BUSINESS

SITE PLAN

(Public Hearing)

CHUPP, DUANE L & MARLENE ~E&S SALES ~ By. Mike Beer (25-R-13) Shipshewana Town., Sect. 14, T37N R08E, zoned A-2. Located West of 450 E Berkshire Dr., Shipshewana. Application is to rezone 1.47 +/- acres from A-2 to B-3.

Robbie Miller introduced the rezone in detail.

Mike Beer (2102 E Markey St., Nappanee) was present along with the petitioner. Mike explained the reasoning for the rezone of the Northern part of the parcel.

Lynn Bowen asked for public comment, there were none.

Public comment was subsequently closed.

The board discussed the reasoning for northern part of the parcel to be rezoned for the structure to be utilized for commercial use.

Lynn Bowen made a motion to send the rezone to the Commissioners with a favorable recommendation. Shannon Schrock seconded the motion.

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

(Public Hearing)

MILLER, PAUL J & DARLENE~ By. Hand to the Plow Surveying (25-R-14) Clay Twp East., Sect. 22, T37N R09E, zoned A-2. Located at 2090 W 050 N., LaGrange. Application is to rezone 24.96+/- acres from A-2 to I-1.

Robbie Miller introduced the rezone 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 drainage and utility, setbacks, current zoning, uses.

Zachary Holsinger made a motion to send the rezone to the commissioners with a favorable recommendation. Paul Yoder seconded the motion.

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

(Public Hearing)

STANNER, JERRY ~ By. Midwest Land Surveying/Jerry Stanner (25-R-15) Bloomfield Twp., Sect. 07, T37N R10E, zoned B-3. Located North of 2575 N Sr 9., Lagrange. Application is to rezone 29.02 +/- acres from B-3 to A-2.

Robbie Miller introduced the rezone in detail.

Jerry Stanner (30 E 625 S., Wolcottville) was present as the petitioner, he explained the reasoning for the rezone.

Lynn Bowen asked for public comment, there was one.

1. Renee Myers (2645 N Sr 3., LaGrange) spoke about sewer, utility, and engineer report.

Jerry spoke on Mrs. Myers concerns to the property.

Public hearing was subsequently closed.

The board discussed utilities, development, gas, sewer connection and potential uses of the property. Zachary Holsinger made a motion to send the rezone to the commissioners with an unfavorable recommendation. Tyler Young seconded the motion.
A vote was taken: 9 Yes / 0 No / 0 Abstain

MAJOR SUBDIVISION

(Public Hearing)

MJM IMPROVEMENTS, LLC ~ By. Midwest Land Surveying (25-SB-34) Bloomfield Twp., Sect. 20, T37N R10E, zoned A-2 & U-1. Located North of 1485 E Us 20., LaGrange. Application is for a proposed one hundred and ten-lot major subdivision.

Robbie Miller introduced the major subdivision in detail.

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

Lynn Bowen asked for public comment, there were none.

Public comment was subsequently closed.

Jim Raber (Raber Construction) spoke on open houses, floor plan options pricing and square footage of the homes.

Paul Yoder made a motion to approve the major subdivision as presented. Zachary Holsinger seconded the motion.

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

SITE PLAN

(Non-Public Hearing)

MILLER, MARION & ELNORA~ By. Rob Yoder (25-SP-57) Clearspring Twp., Sect. 10, T36N R09E, zoned A-2. Located at 2465 W 350 S., LaGrange. Application is for a proposed 56'x100' proposed harness shop with retail.

Robbie Miller introduced the site plan in detail.

Rob Yoder (6155 N 775 W., Shipshewana) was present along with the petitioner.

Lynn Bowen asked for public comment on the non-public item, 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. Tyler Young seconded the motion.

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

(Non-Public Hearing)

YODER, MIRIAM & ESTHER~SHADY LANE ENTERPRISES ~ By. Rob Yoder (25-SP-60) Clearspring Twp., Sect. 04, T36N R09E, zoned A-2. Located at 2070 S 375 W., LaGrange. Application is for a proposed 24'x52' warehouse addition, 40'x54' store addition, 8'x10' entrance and 256 sqft porch to an existing business.

Robbie Miller introduced the site plan in detail.

Rob Yoder (6155 N 775 W., Shipshewana) was present along with the petitioner.

Lynn Bowen asked for public comment on the non-public item, 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 pending the dumpster location. Paul Yoder seconded the motion.

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

(Non-Public Hearing)

PETERSHEIM, MARION~HIGHPOINT DESIGN ~ By. Hand to the Plow Surveying (25-SP-64)

Bloomfield Twp., Sect. 20, T37N R10E, zoned A-2. Located North of 1485 E Us 20., LaGrange. Application is for a proposed 120'x120' finishing shop for metal and fiberglass passage/entry doors, custom cabinetry and woodworking.

Robbie Miller introduced the site plan in detail.

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

Lynn Bowen asked for public comment on the non-public item, there was one.

1. Brian McCoy spoke on owning property to the North and is concerned about potential trash that can accumulate from the business.

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. John Reffett seconded the motion.

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

(Non-Public Hearing)

MILLER, DAVID/MJM IMPROVEMENTS~SUPERIOR POULTRY ~ By. Hand to the Plow Surveying (25-SP-65)

Bloomfield Twp., Sect. 20, T37N R10E, zoned A-2. Located North of 1485 E Us 20., LaGrange. Application is for a proposed 80'x150' (Phase 1) & 80'x150' (Phase 2) shop for aluminum chicken tractor manufacturing and aluminum and polywood greenhouses (wholesale).

Robbie Miller introduced the site plan in detail.

Scott Zeigler & Clayton Evans (Hand to the Plow Surveying) 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.

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

Shannon Schrock seconded the motion.

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

COMMUNICATIONS: The board spoke about having petitioners at the meetings being mandatory, communication towers were discussed, zoning and manure storage problems were discussed.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:

OTHER BUSINESS:

ADJOURNMENT: Lynn Bowen made a motion to adjourn. John Reffett seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:22 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

ANTI-DISCRIMINATION