

## LAGRANGE COUNTY PLAN COMMISSION

*December 9th, 2025*

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, DECEMBER 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, Shannon Schrock, Paul Yoder, John Reffett and Jeff Campos.

### **INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:**

**ADOPT AGENDA:** Ethan Prough made a motion to approve the agenda. Paul Yoder 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**

#### **REZONE**

*(Public Hearing)*

**WILBUR SCHMIDT/MICRO RESEARCH** ~ By. Jon Dinsmore/Micro Research (25-R-17) Lima Twp., Sect. 13, T38N R09E, zoned B-3. Located North of 0055 N Sr 9., Howe. Application is to rezone 8.41 acres +/- located at 44-03-13-400-009.000-012 from B-3 to the I-1 Zoning District.

Robbie explained the rezone petition needed to be tabled until further details have been submitted to Planning & Zoning.

#### **SITE PLAN**

*(Non-Public Hearing)*

**WINGARD, DANIEL & LORETTA** ~ By. Hand to the Plow Surveying (25-SP-66) Lima Twp., Sect. 30, T38N R10E, zoned B-2. Located at 5355 N Sr 9., Howe. Application is to repurpose an existing building for use as a drive-thru car wash with associated vacuum stations.

Robbie Miller introduced the site plan in detail.

Clayton Evans (Hand to the Plow Surveying) was present with the petitioners. Clayton explained the remodel, drive thru and self-serve bays.

Lynn Bowen asked for public comment on the non-public item, there were none.

Public hearing was subsequently closed.

The board discussed the site plan at length.

Lynn Bowen made a motion to approve the site plan as presented. Shannon Schrock seconded the motion.

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

*(Non-Public Hearing)*

**BONTRAGER, FREEMAN & KATIE** ~ By. Hand to the Plow Surveying (25-SP-73) Topeka Town Eden Twp., Sect. 25, T36N R08E, zoned B-1. Located East of 315 Lehman Ave., Topeka. Application is for a proposed 72'x110' Greenhouse for personal use, farmers market & wholesale. (Possible roadside cart 5'x8').

Robbie Miller introduced the site plan in detail.

Clayton Evans (Hand to the Plow Surveying) was present with the petitioner. Clayton explained the phases of construction, drives and how the petition will need drainage board approval before permitting. Lynn Bowen asked for public comment on the non-public item, there was none.

The board discussed the site plan at length.

Zachary Holsinger made a motion to approve the site plan as presented pending phase 2 gets drainage board approval. Paul Yoder seconded the motion.

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

*(Non-Public Hearing)*

**YODER, LONNIE & MARY~** By. Midwest Land Surveying (25-SP-74) Clay Twp., Sect. 18, T37N R09E, zoned A-2. Located at 5955 W 100 N., LaGrange. Application is for a proposed 20'x100' greenhouse and add parking for an existing building.

Robbie Miller introduced the site plan in detail.

Joshua Lash (Midwest Land Surveying) was present along with the petitioner. Josh explained the owner wanted to update the greenhouse along with the existing greenhouse.

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. Zachary Holsinger seconded the motion.

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

*(Non-Public Hearing)*

**EASH, ELMER & SARA MAE~** By. Hand to the Plow Surveying (25-SP-75) Clay Twp., Sect. 11, T37N R09E, zoned A-2. Located at 1880 W 300 N., Howe. Application is for a proposed 40'x60' wood frame shop, 30'x64' kiln, 20'x40' control room, 32'x80' air drying pavilion with a possible 30'x64' future kiln.

Robbie Miller introduced the site plan in detail.

Clayton Evans (Hand to the Plow Surveying) was present along with the petitioner. Clayton explained the business, lot coverage and retention.

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.

Paul Yoder made a motion to approve the site plan as presented. Jeff Campos seconded the motion.

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

*(Non-Public Hearing)*

**BONTRAGER, DAVID & MARY~CFO ~** By. Agronomic Solutions/Hand to the Plow Surveying (25-SP-76) Newbury Twp., Sect. 19, T37N R08E, zoned A-2. Located at 11070 W 050 N., Middlebury. Application is for a proposed 43'x600' barn, 40'x64' manure stack, 15'x20' concrete pad, 15'x36' concrete pad, 8'x32' compost bin, chicken pastures, 30' filter strip, 15'x30' feed bin pad, gutters, gutter outlet to existing man-made pond.

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. Tiffany explained the drive back to the manure stack, retention and covered manure barn/storage.

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.

Jeff Campos made a motion to approve the site plan as presented.

d. Ethan Prough seconded the motion.

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

*(Non-Public Hearing)*

**TRADING PLACE LLC~** By. Rob Yoder (25-SP-77) Shipshewana Town., Sect. 10, T37N R08E, zoned S-1 & B-2. Located at 370 S Vanburen St., Shipshewana. Application is for a proposed 40'x85' building for a new pool area with a 10'x60' hallway connecting to existing hotel.

Robbie Miller introduced the site plan in detail.

Brian Lambright (5435 W 450 N., Shipshewana) was present as the petitioner. Brian spoke about updating the existing pool room with a new room/court, adding the pool building and a kid area.

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.

John Reffett 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

## ***COMMUNICATIONS:***

## ***COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:***

***OTHER BUSINESS:*** Public hearing on Unified Development Ordinance amendments, construction contractor related businesses, manufacturing zoning maximum square footage and AFO, CFO & CAFO discussion.

***ADJOURNMENT:*** Lynn Bowen made a motion to adjourn. Zachary Holsinger seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:20 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**