

LAGRANGE COUNTY BOARD OF ZONING APPEALS
NOVEMBER 18TH, 2025

THE LAGRANGE COUNTY BOARD OF ZONING APPEALS MET IN REGULAR SESSION ON **TUESDAY, NOVEMBER 18TH, 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 7:07 p.m.

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

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

MINUTES OF PREVIOUS MEETING: Tyler Young made a motion to approve the minutes. David Herschberger seconded the motion. A vote was taken, motion carried.

COMMUNICATIONS:

NEW BUSINESS

DEVELOPMENTAL VARIANCE

(Public Hearing)

STONE ACRES WOODWORKING, LLC~ By. Hand to the Plow Surveying (25-V-32) Eden Twp., Sect.04, T36N R08E, zoned A-2. Located 2685 S 1000 W., Shipshewana. A Developmental Variance to maintain the distance of the existing building to the South property line and a second developmental variance for 70% lot coverage where 40% is required in the A-2 Zoning District.

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

Scott Zeigler (Hand to the Plow Surveying) was present with the petitioner. Scott spoke on updating the buildings.

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

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

The public hearing was subsequently closed.

The board discussed the employees and outlet that goes to the pond.

Lynn made a motion to put a condition of this owner and this use with no expansion on this property. Tyler Young seconded the motion.

A roll call vote was taken:

Developmental Standard Variance

1. The Approval will not be injurious to the public health, safety and general welfare of the community.

The proposal is to construct a business addition on Petitioner's property located in the A-2 zone. The proposed addition should not have any noticeable effect on the adjacent roadway or the public. There is ample space for turnarounds and deliveries at the site location.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The proposed business addition will be located right next to and in-line with the existing building on the property and should not unreasonably interfere with the use and enjoyment of the neighboring properties as there are minimal neighbors nearby. The proposed structure should not affect the property values of neighboring landowners in any discernable way. No remonstrators appeared.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Given the size and layout of the property as presently constructed, Petitioner would be unable to construct a business addition on his property without the variance requested.

For all of the foregoing reasons, on this 18th day of November, 2025, the LaGrange County Board of Zoning Appeals finds the Petitioner has met its burden of proof and hereby approves the variance subject to the following conditions: This use only, this owner only, and no future expansion at this site.

(Public Hearing)

VAUGHN, JAMES CLINTON & GOODMAN, SHANNON~ By. James Vaughn/Tony Glentz (25-V-35) Lima Twp., Sect.21, T38N R10E, zoned L-1. Located at 6755 N 270 E., Howe. A Developmental Variance for an 18' roadside setback for a proposed garage where 25' is required in the L-1 Zoning District.

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

Tony Glentz (613 Colorado St., Goshen) was present with the petitioners and spoke to the board about the storage needed for the garage purpose.

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

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

The public hearing was subsequently closed.

The board discussed the driveway and water drainage.

A roll call vote was taken:

Developmental Standard Variance

1. The Approval will not be injurious to the public health, safety and general welfare of the community.

The proposal is for the construction of a new auxiliary structure on Petitioner's lot located in the L-1 zone that will encroach on the road side setback of the property. The proposed auxiliary structure is located well off of the traveled portion of the road and it should not pose an unreasonable risk to the public or traffic.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The proposed new auxiliary structure will be aesthetically pleasing to neighboring landowners. The proposed setback variance will not intrude on neighboring landowners' use

and enjoyment of their properties. The neighboring properties have similar setbacks as well. No remonstrators appeared.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Due to the size and layout of the existing lot, Petitioner would be unable to construct the proposed auxiliary structure without the variance requested.

For all of the foregoing reasons, on this 18th day of November, 2025, the LaGrange County Board of Zoning Appeals finds the Petitioner has met its burden of proof and hereby approves the variance as requested.

(Public Hearing)

LANGEVIN, ANGELA~ By. Zachary Estes/Angela Langevin (25-V-36) Greenfield Twp., Sect.24, T38N R11E, zoned L-1. Located at 6006 N 1200 E., Orland. A Developmental Variance for 4' side yard setback for a three seasons room/deck where 6' is required in the L-1 Zoning District.

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

Zach Estes (6565 E 200 S., LaGrange) was present with the petitioner; Zach spoke on removing the porch and adding a three seasons room & deck to better accommodate the homeowner.

Angela Langevin spoke on the property access and South easement.

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

1. Charles Lang (9536 Pinto Ln) spoke in favor, no negative impact on his view or property.

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

The public hearing was subsequently closed.

The board discussed the petition.

Jerry Raber made a motion to add a condition of no covering or enclosing the deck. Lynn

Bowen seconded the motion.

A roll call vote was taken:

Developmental Standard Variance

1. The Approval will not be injurious to the public health, safety and general welfare of the community.

The proposal is for the construction of a new three seasons room / deck on Petitioner's property located in an L-1 zone. The new three seasons room / deck will not cause any risk or disturbance to the public and has no negative impact on the traveled roadway.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The proposed new three seasons room / deck does not unreasonably block adjacent properties lake views, nor does it affect their enjoyment of their property. The proposed side yard setback is the same as it currently exists on the property. No remonstrators appeared.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Given the size and layout of the subject lot, Petitioner would be unable to construct a new three seasons room / deck or any addition on the lot without the variance requested.

For all of the foregoing reasons, on this 18th day of November, 2025, the LaGrange County Board of Zoning Appeals finds the Petitioner has met its burden of proof and hereby approves the variance subject to the following condition: New Deck is prohibited from being covered or enclosed.

(Public Hearing)

MISHLER, JAMES L~ By. Robert Mishler/James Mishler (25-V-37) Bloomfield Twp., Sect.25, T37N R10E, zoned A-1. Located 5245 E 025 S., LaGrange. A Developmental Variance to split off 10 acres where 2 to 5 is required in the A-1 Zoning District.

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

Robert Mishler (0140 S 500 E) was present with the petitioner. Robert spoke on the split and the North of the property being all wetlands, the owner wants to preserve the South and add a pole barn in the future.

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

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

The public hearing was subsequently closed.

The board discussed the split, zoning and large area of wetlands.

A roll call vote was taken:

Developmental Standard Variance

1. The approval will not be injurious to the public health, safety and general welfare of the community.

The proposal is to split off the home and surrounding buildings from the remaining wetland / wooded area. The proposal should not have any discernable effect on the public and should not pose any risk to the general welfare of the community.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The proposed subdivision does not unreasonably interfere with the use and enjoyment of the neighboring properties as the remaining land is primarily wooded and wetland. The proposed subdivision should not affect the property values of neighboring landowners in any discernable way. No remonstrators appeared.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

Due to the size and existing layout of the property, it would be practical to subdivide the property as proposed and still maintain the character of the surrounding area and uses. Strict application would prevent Petitioner from subdividing and separating the single-family home from the remaining wetland / wooded area.

For all of the foregoing reasons, on this 18th day of November, 2025, the LaGrange County Board of Zoning Appeals finds the Petitioner has met its burden of proof and hereby approves the variance as requested.

OTHER BUSINESS:

ADJOURNMENT: Lynn Bowen made a motion to adjourn, Tyler Young seconded the motion. A vote was taken, motion carried, and meeting adjourned at 8:07 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