

LAGRANGE COUNTY PLAN COMMISSION
JANUARY 13th, 2026

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, JANUARY 13TH, 2026 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, Tyler Young, Kevin Myers, Zach Holsinger, Ethan Prough, Shannon Schrock, Paul Yoder and Jeff Campos.

ELECTION OF OFFICERS: Zachary Holsinger nominated Lynn Bowen as Plan Commission President. Kevin Myers seconded the motion.

Jeff Campos nominated Tyler Young as Plan Commission Vice President. Ethan Prough seconded the motion. Lynn Bowen made a motion to nominate Dustin Glick as General Counsel for the Board, Robbie Miller as the Zoning and Flood Plain Administrator, Christa McCormick as the Board Secretary/Administrative Assistant, Kali Baker as the Planning & Zoning Inspector. Tyler Young seconded the motion.

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

PLANNED UNIT DEVELOPMENT

(Public Hearing)

YODER, LYLE~ By. Hand to the Plow Surveying (25-PUD-02) Clearspring Twp., Sect. 29, T36N R09E, zoned A-2. Located South of 6030 S 400 W., Topeka. Application is for a proposed Planned Unit Development for 10.27 +/- acres for mixed use to continue development of assembling of portable wood frame storage buildings/mini barns, staging of finished sheds and shipping to retailers.

Robbie explained the Planned Unit Development in detail.

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

Scott explained phase one would be stone & dirt work/parking. Phase two would be the building expansion.

Lynn Bowen asked if anyone was in favor, there were none. Lynn then asked if there was anyone against, there were none.

Lynn closed the public hearing.

The board discussed staging area, dumpster, zoning and water drainage.

Paul Yoder made a recommendation to send the Planned Unit Development to the Commissioners with a favorable recommendation. Jeff Campos seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

SITE PLAN

(Non-Public Hearing)

R3J/JOHN KING~ By. Land and Boundary (25-SP-79) Newbury Twp., Sect. 03, T37N R08E, zoned I-2. Located at 3790 N Sr 5., Shipshewana. Application is for a proposed 80'x90' warehouse to an existing business.

Robbie Miller introduced the site plan in detail.

Levi Rednour (Land and Boundary) was present with the petitioners. Levi spoke on the warehouse expansion, tie to for the parcels.

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

Public hearing was subsequently closed.

The board discussed the water drainage and expansion.

Tyler Young made a motion to approve the site plan as presented. Ethan Prough seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

SCHLABACH, WILBUR DEAN & ALTA M~ By. Hand to the Plow Surveying (25-SP-82) Eden Twp., Sect. 06, T36N R08E, zoned A-2. Located at 11565 W 300 S., Shipshewana. Application is for a proposed custom-built cedar furniture business (wholesale).

Robbie Miller introduced the site plan in detail.

Scott Zeigler & Clayton Evans (Hand to the Plow Surveying) was present with the petitioner. Clayton explained the lot coverage, existing driveway and how this would be the last addition on this parcel.

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

The board discussed the nature of the business (all cedar products, 4-10 employees, daily truck loads, future business and trash services on site).

Paul Yoder made a motion to approve the site plan as presented. Tyler Young seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

LEHMAN, NATHAN/LEHMAN, LAVERN~CFO~ By. Agronomics/Taylor Land Surveying (25-SP-83) Van Buren Twp., Sect. 21, T04N R08E, zoned A-2. Located West of 6870 N 900 W., Shipshewana. Application is for a proposed 43'x600' Miller Poultry broiler barn, 15'x30' feed bin pad, 40'x64' covered manure stack, 14'x20' motor room.

Robbie Miller introduced the site plan in detail.

Tiffany Rolin (Agronomic Solutions) was present along with the petitioner. Tiffany spoke on the existing AFO barn and proposing a second to make it a CFO.

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

Public comment was subsequently closed.

The board discussed the two parcels, cattle & spreadable acres.

Tyler Young made a motion to approve the site plan as presented. Kevin Myers seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

MILLER, DAVID & SYLVIA~ By. Hand to the Plow Surveying (25-SP-84) Eden Twp., Sect. 24, T36N R08E, zoned A-2. Located at 5180 S 675 W., Topeka. Application is for a proposed woodworking business of household furniture (wholesale-no onsite finishing).

Robbie Miller introduced the site plan in detail.

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

Scott spoke on the existing structure and now will go through Commercial Design Release, dust collectors and 12 average trips a day.

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.

Tyler Young made a motion to have no further expansion on this lot for this business. Kevin Myers seconded the motion.

Lynn Bowen made a motion to add a dumpster on the site plan. Paul Yoder seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

(Non-Public Hearing)

SHROCK, LEVI~ By. Ben Stanley/S.A.M (25-SP-85) Clay Twp., Sect. 08, T37N R09E, zoned A-2. Located at 2435 N 450 W., LaGrange. Application is for an 80'x150' proposed leather goods production building.

Ben Stanley (SAM) was present along with the petitioner. Ben explained there will only be wholesale on site, full business is moving to this location.

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

Public comment was subsequently closed.

The board discussed the amount of employees (10), water drainage, leather goods on site. Levi Shrock (2435 N 450 W) spoke on recently acquiring the business.

Lynn Bowen made a motion to approve the site plan as presented. Paul Yoder seconded the motion.
A vote was taken: 8 Yes / 0 No / 0 Abstain

COMMUNICATIONS:

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:

OTHER BUSINESS: Construction trades were discussed, adding the Construction Trade Establishment definition to the UDO (A1, A2, I1, I2 & B3). Manufacturing was discussed (light & heavy), 14.02 table.

- Joe Urbanski spoke about the growth of businesses in the County, long term and short term. Wants to table the UDO proposals to slow the dramatic changes.
- Clayton Evans spoke about heavy manufacturing in the A-1 zoning, coverage limit based on acreage. Possibly having a maximum lot coverage instead of the square footage/employee change.
- James Carmichael spoke about tabling the heavy and light manufacturing changes until more research is done and safety issues.
- Sherri Johnston spoke on data analyst will be getting information on the heavy and light manufacturing. Industrial use standards, number of employees, sizes could come from more research (light vs heavy), impact fee study and square footage study discussed.
- AFO setbacks and agreements with neighboring properties were suggested. Distance between neighboring barns and acreage requirements.
- Drew Fry from Culver Duck spoke about the UDO and what prompted the changes, also spoke on benefits and challenges, density, bird flu and suggested mileage.
- Jeff Burbrink spoke on density, infrastructure, barn numbers and runoff concerns.
- Devon Yoder spoke on the growth of the County, regulations, roads and farming.
- Kevin Myers, Jeff Campos and Ethan Prough discussed funds, researching and manure stacks.
- Myron Miller from Natural Family Farms spoke on families and need for the infrastructure.

Zachary Holsinger made a motion to approve the Construction Trade Establishment public hearing. Shannon Schrock seconded the motion.

ADJOURNMENT: Ethan Prough made a motion to adjourn. Kevin Myers seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:38 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
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