

LAGRANGE COUNTY PLAN COMMISSION

February 22, 2021

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, February 22, 2021 AT 7:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

CALL TO ORDER: Tyler Young called the meeting to order at 7:00 p.m.

ROLL CALL: Tyler Young, Lynn Bowen, Miriam Carnahan, Rich Sherman, Terry Martin, Steve Engleking, Freeman Miller, and Zach Holsinger.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Lynn Bowen made a motion to adopt the agenda, Freeman Miller seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING: Lynn Bowen made a motion to approve the previous minutes, Freeman Miller seconded the motion. A vote was taken, motion carried.

OLD BUSINESS

REZONE

(Public Hearing)

MILLER, MARLIN & FRIEDA~ By: Marlin Miller (20-R-03) Bloomfield Twp., Sect. 18, T37N R10E, zoned PUD. Located at 2000 ft. E of SR 9 on 200 N, LaGrange. Application is to rezone 26.80+/- acres from a PUD to I-2 (Heavy Industrial).

Robbie Miller introduced the rezone.

Marlin Miller, 21368 County Road 52, New Paris, was present as the petitioner and explained the reason for the rezone.

Tyler Young asked if there was anyone in favor of the petition. No others appeared in favor of the petition. Mr. Young asked if anyone would like to remonstrate against the petition. No remonstrators appeared.

The public hearing was subsequently closed.

The board discussed the rezone.

Steve Engleking made a motion to send the rezone to the LaGrange County Commissioners with a positive recommendation per the I.C. 36-7-4-604. Freeman Miller seconded the motion. A roll call vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried. The rezone was sent to the LaGrange County Commissioners with a positive recommendation.

NEW BUSINESS

REZONE

(Public Hearing)

BEECHY, AMANDA / BEECHY, NORMAN~ By: Midwest Land Surveying (21-R-02) Clay Twp., Sect. 28, T37N R09E, zoned A-1. Located at 3460 W US 20, LaGrange. Application is to rezone 15.17+/- acres from A-1 (Agricultural) to B-3 (Highway Business District) zoning.

Robbie Miller introduced the rezone.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner. MR. Lash explained the reason for the rezone to the board.

Tyler Young asked if there was anyone in favor of the petition. No others appeared in favor of the petition. Mr. Young asked if anyone would like to remonstrate against the petition. No remonstrators appeared.

The public hearing was subsequently closed.

The board discussed the rezone at length.

Freeman Miller made a motion to send the rezone to the LaGrange County Commissioners with a positive recommendation per the I.C. 36-7-4-604. Terry Martin seconded the motion. A roll call vote was taken 6 Yes / 2 No / 0 Abstain and the motion carried. The rezone was sent to the LaGrange County Commissioners with a positive recommendation.

SITE PLAN

(Non-Public Hearing)

SCHLABACH, RAY ~ HONEYVILLE BARNS ~ By: Rob Yoder (21-SP-01) Eden Twp., Sect. 09, T36N R08E, zoned A-1. Located West of 3750 S 950 W, Topeka. Application is for a proposed 6,016 sq. ft. facility to manufacture mini-barns.

Robbie Miller introduced the petition and informed the board the LaGrange County Board of Zoning Appeals meeting on February 16, 2021, had been rescheduled due to weather. The petitions for this meeting that require a BZA approval would be heard the following evening on February 23, 2021, and any approvals would be contingent upon a subsequent BZA approval in conjunction with approval by the Plan Commission.

Rob Yoder, 7740 W SR 120, Shipshewana, was present on behalf of the petitioner. Mr. Yoder explained the site plan and business details to the board.

The board discussed the site plan and screening options.

Steve Engleking made a motion to approve the site plan pending BZA approval, Freeman Miller seconded the motion. A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

MILLER, MARLIN & MARILYN ~ OLD TOWN OAK ~ By: Rob Yoder (21-SP-02) Eden Twp., Sect. 28, T36N R08E, zoned A-1. Located at 9785 W 700 S, Topeka. Application is for a proposed 9,900 sq. ft. facility to manufacture baby furniture.

Robbie Miller introduced the petition.

Rob Yoder, 7740 W SR 120, Shipshewana, was present on behalf of the petitioner. Mr. Yoder explained to the board that the parcel will be tied-to parcel 44-12-28-300-002.000-007 through the proper process.

The board discussed the site plan.

Freeman Miller made a motion to approve the site plan pending BZA approval, Miriam Carnahan seconded the motion. A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

MILLER, STEVEN & SHARON ~ CFO ~ By: Taylor Land Surveying, Inc./ Agronomic Solutions (21-SP-08) Clearspring Twp., Sect. 17, T36N R09E, zoned A-1. Located at 4150 W 400 S, Topeka. Application is for two proposed 43'x600' Miller Poultry broiler barns, & a 40'x6' covered manure stack.

Robbie Miller introduced the petition.

Tiffany Rolin, Agronomic Solutions, was present on behalf of the petitioner and explained the site plan and operation to the board.

The board discussed the site plan.

Steve Engleking made a motion to approve the site plan, Tyler Young seconded the motion. A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BONTRAGER, ORLA ~ COUNTRY MEADOW WOODWORKING ~ By: Taylor Land Surveying, Inc. (21-SP-09) Newbury Twp., Sect. 33, T37N R08E, zoned A-1. Located at 1310 S 900 W, Shipshewana. Application is for a proposed 7,680 sq. ft. manufacturing & finishing facility for a woodworking business.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petition and reviewed changes that were made to address concerns from the Plat Committee.

The board discussed the site plan.

Terry Martin made a motion to approve the site plan, Freeman Miller seconded the motion. A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

COMMUNICATIONS: Robbie Miller addressed the board with concerns pertaining to House Bill 1381. The board also discussed details of the upcoming contract for the Comprehensive Plan. A special meeting was scheduled for March 3, 2021.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:

OTHER BUSINESS: Zach Holsinger addressed the board and shared his concerns with the condition of local roads and infrastructure and those needs not being properly addressed.

ADJOURNMENT: Steve Engleking made a motion to adjourn, Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:15 p.m.

NOTICE STATEMENT

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