

LAGRANGE COUNTY PLAN COMMISSION

MARCH 22, 2021

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, MARCH 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 7:07 p.m.

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

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 pending minor corrections, Miriam Carnahan seconded the motion. A vote was taken, motion carried. The previous minutes were approved pending the corrections.

NEW BUSINESS

SITE PLAN

(Non-Public Hearing)

MARTIN, KEN ~ KTM INVESTMENT ~ By: Taylor Land Surveying (21-SP-12) Eden Twp., Sect. 20, T37N R08E, zoned B-3. Located North of 6955 S SR 5, Topeka. Application is for proposed 50'x116' facility for Topeka Equipment Rental Center.

Robbie Miller introduced the petition. The petition was given a positive recommendation from the Plat Committee.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and reviewed the site plan to the board.

The board discussed the site plan.

Freeman Miller made a motion to approve the site plan, Steven Engleking seconded the motion.

Tyler Young asked for public comment on the petition. There was none.

A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BEECHY, LESTER & WANDA ~ L & W WOODWORKING ~ By: Taylor Land Surveying (21-SP-13) Eden Twp., Sect. 26, T36N R08E, zoned A-1. Located at 4645 S 200 W, Wolcottville. Application is for a proposed 60'x60' addition to an existing woodworking facility.

Robbie Miller introduced the petition and informed the board the petition was given a neutral recommendation from the Plat Committee.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner. Mrs. Taylor explained the site plan to the board.

The board discussed the site plan and if there was a previous site plan approved in the past. Zach Holsinger stated he would prefer a drainage plan created for the entire site.

Tyler Young asked for public comment on the petition. There was none.

Zack Holsinger made a motion to approve the site plan pending a drainage plan that is adequate for the entire site which is reviewed and approved by the LaGrange County Surveyor. Lynn Bowen seconded the motion. A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

EASH, LLOYD ~ MILLER, MARLIN & FREIDA ~ HORSING AROUND AGAIN, LLC ~ By: Taylor Land Surveying (21-SP-15) Bloomfield Twp., Sect. 18, T37N R10E, zoned I-2. Located South of 335 E 200 N, LaGrange. Application is for a proposed 100'x200' facility for a powder coating business.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and reviewed the site plan.

The board discussed the site plan. Zach Holsinger expressed concerns pertaining to the driveway location.

Tyler Young asked for public comment on the petition. There was none.

Lynn Bowen made a motion to approve, Terry Martin seconded the motion. A vote was taken 7 Yes / 1 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

TROYER, PERRY ~ MILLER, MARLIN & FREIDA ~ GRASS FEATHER, LLC ~ By: Taylor Land Surveying (21-SP-16) Bloomfield Twp., Sect. 18, T37N R10E, zoned I-2. Located South of 335 E 200 N, LaGrange. Application is for a proposed 17,704 sq. ft. poultry processing facility.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner. Mrs. Taylor reviewed the site plan and explained the petitioner was still waiting on a Town letter of approval.

The board discussed the site plan and possible water treatment plans.

Steve Engleking made a motion to approve the site plan subject to any amendments made to the site plan be filed with the Plan Commission office. Freeman Miller seconded the motion. A vote was taken, motion carried.

Tyler Young asked for public comment on the petition. There was none.

A vote was taken, 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BEECHY, NORMAN ~ PINERIDGE SUPPLIES ~ By: Midwest Land Surveying (21-SP-17) Clay Twp., Sect. 28, T37N R09E, zoned A-1. Located at 3460 W US 20, LaGrange. Application is for a proposed 60'x80' addition to an existing retail store.

Robbie Miller introduced the petition. The petition was given a positive recommendation from the Plat Committee.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner and reviewed the site plan to the board.

The board discussed the site plan.

Tyler Young asked for public comment on the petition. There was none.

Zach Holsinger 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.

(Non-Public Hearing)

MILLER, MIKE/MILLER, MAYNARD & ESTHER ~ SHIPSHE FARM SUPPLY ~ By: Rob Yoder (21-SP-18): Newbury Twp., Sect. 09, T37N R08E, zoned A-1. Located East of 2380 N 925 W, Shipshewana. Application is for a proposed 9,200 sq. ft. retail store selling agricultural feed, seed and agricultural equipment.

Robbie Miller introduced the petition.

Rob Yoder, 7740 W SR 120, Shipshewana, was present on behalf of the petitioner and reviewed the site plan.

The board discussed the site plan.

Zach Holsinger shared his concerns in regards to the proposed driveway. Tyler Young stated the Board of Zoning appeals also had many concerns and there was much deliberation before the variance was granted.

Tyler Young asked for public comment. There was none.

Lynn Bowen made a motion to approve the site plan, Freeman Miller seconded the motion. A vote was taken 7 Yes / 1 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

NEFF, VERN ~ F & F LAND HOLDINGS, LLC ~ DRY FOREST WOOD PRODUCTS ~ By: Jeffrey Scahffer, BYN Consulting LLC (21-SP-19): Van Buren Twp., Sect. 36, T38N R08E, zoned A-1. Located at

4325 N 675 W, Shipshewana. Application is for a proposed 6000 sq. ft. wood working facility for an existing business.

Robbie Miller introduced the petition and informed the board the petition was given a positive recommendation from the Plat Committee.

Jeffrey Schaffer, 3720 Oakridge Drive, Elkhart, was present on behalf of the petitioner and reviewed the site plan. Mr. Schaffer explained the current state of the storm water pond and how the client intended to address the issues.

The board discussed the site plan and previous calls of flooding.

Zach Holsinger suggested a condition to require the pond to be piped to the outlet if the retention pond corrections are not successful.

Steven Engleking made a motion to approve the site plan subject to the occurrence that the proposed drainage plan is ineffectual then the retention pond will be piped to the outlet to the regulated drain. Freeman Miller seconded the motion. A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

COMMUNICATIONS: None.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: Robbie Miller briefly updated the board on upcoming meetings for the steering committee for the Comprehensive Plan. Mrs. Miller also informed the board of employment changes for the Plan Commission office. Cassie Delucenay had accepted the Administrative Assistant position and Brittney Johnston, for the Zoning Code Enforcement Official.

ADJOURNMENT: Freeman Miller made a motion to adjourn, Miriam Carnahan seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:34 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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