

LAGRANGE COUNTY PLAN COMMISSION

JUNE 28TH, 2021

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, JUNE 28TH, 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: Zach Holsinger, Rich Sherman, Jim Young, Lynn Bowen, Miriam Carnahan, Bill Eberhard, Terry Martin & Tyler Young.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

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

NEW BUSINESS

SITE PLAN

(Non-Public Hearing)

OTTO, KENNETH & LEANNA ~ By: Hand to Plow Surveying (21-SP-11) Newbury Twp., Sect. 20, T37N R08E, zoned A-1. Located at 10460 W US 20, Shipshewana. Application is for a proposed addition to an existing retail & warehouse business.

Robbie Miller introduced the petition.

Scott Zeigler, Hand to Plow Surveying, was present on behalf of the petitioner and addressed the Committee's concerns.

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. Lynn Bowen seconded the motion.

A vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

HOCHSTETLER, JAMES/ JH CONSTRUCTION ~ By: Taylor Land Surveying (21-SP-30) Newbury Twp., Sect. 3, T37N R08E, zoned I-2. Located at 3610 N SR 5, Shipshewana. Application is for a proposed addition to the existing business for Receiving and Fabrication.

Robbie Miller introduced the petition.

Alex Steele, Taylor Land Surveying, was present on behalf of the petitioner and explained the reason for the petition, stating the retention agreement between JH Construction and the South property owner will be recorded soon.

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. Terry Martin seconded the motion.

A vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BONTRAGER, ERVIN & JOANN~ CFO ~ By: Agronomics Solutions/ Hand to Plow Surveying (21-SP-34) Clay Twp., Sect. 26, T37N R09E, zoned A-1. Located at 1915 W 100 S, Shipshewana. Application is for a proposed 43'x600' additional Miller Poultry Broiler Barn and 40'x60' litter stack.

Robbie Miller introduced the petition.

Scott Zeigler, Hand to Plow Surveying, and Melissa Lehman, Agronomic Solutions, were present on behalf of the petitioner and explained the reason for the petition.

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. Tyler Young seconded the motion.

A vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

YODER, HARLEY~ THE COVE ~ By: Lehman Construction **(21-SP-35)** Newbury Twp., Sect. 11, T37N R08E, zoned B-2. Located at 705 N Morton St., Shipshewana. Application is for a proposed 36'x48' horse shelter and grounds maintenance storage building.

Robbie Miller introduced the petition.

Rob Yoder, Lehman Construction, was present on behalf of the petitioner and addressed the board's concerns from Plat review.

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. Terry Martin seconded the motion.

A vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

ROSEWOOD FELLOWSHIP ~ By: Marbach, Brady & Weaver, Inc. **(21-SP-42)** Van Buren Twp., Sect. 27, T38N R08E, zoned A-1. Located at 5700 N 900 W, Shipshewana. Application is for a proposed 40'x60' church.

Robbie Miller introduced the petition.

Debra Hughes, Marbach, Brady & Weaver, Inc., was present on behalf of the petitioner and stated the drainage clarification was addressed.

The board discussed the site plan.

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

Lynn Bowen made a motion to approve the site plan. Miriam Carnahan seconded the motion.

A vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

ASHLEY REAL ESTATE INVESTMENTS ~ By: Taylor Land Surveying **(21-SP-45)** Eden Twp., Sect. 02, T36N R08E, zoned A-1. Located at 7680 W 200 S, Topeka. Application is for a proposed veterinary clinic in an existing 36'x76' building.

Robbie Miller introduced the petition.

Alex Steele, Taylor Land Surveying, was present on behalf of the petitioner and stated the reason for the petition, stating the maintenance agreement has been recorded.

The board discussed the site plan.

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

Lynn Bowen made a motion to approve the site plan. Terry Martin seconded the motion.

A vote was taken 6 Yes / 0 No / 0 Abstain and the motion carried.

COMMUNICATIONS: None.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: Robbie Miller discussed with the board about what the ordinance states regarding living in a camper while building a home. Jim Young made a motion for the Planning & Zoning department to interpret "mobile homes" to include RV's, campers, park models, and other similar sized structures, pending the land owner having a building permit & shall not occupy the structure after 30 days of occupancy. Terry Martin seconded the motion. A vote was taken, motion approved.

ADJOURNMENT: Lynn Bowen made a motion to adjourn, Terry Martin seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:52 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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