

LAGRANGE COUNTY PLAN COMMISSION

AUGUST 23RD, 2021

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, AUGUST 23RD, 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, Lynn Bowen, Miriam Carnahan, Dustin Glick, Terry Martin, Freeman Miller, Steve Engleking & Tyler Young.

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. Miriam Carnahan seconded the motion. A vote was taken, motion carried.

NEW BUSINESS

SITE PLAN

(Non-Public Hearing)

HOCHSTETLER, JAMES ~ JH CONSTRUCTION ~ By: Taylor Land Surveying (21-SP-31) Clay Twp., Sect. 25, T37N R09E, zoned B-1 & S-1. Located West of 180 W US 20, LaGrange. Application is for proposed 9,000 sq. ft., 6,000 sq. ft. & 2,000 sq. ft. storage buildings.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and stated the petitioner would like to postpone the petition until the IDEM requirements have been met.

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

The board discussed the site plan. Steve Engleking made a motion for the petition to be withdrawn and re-submit (with no fees) when these concerns have been addressed. Tyler Young seconded the motion.

A vote was taken, the motion carried. Withdrawn.

(Non-Public Hearing)

BONTRAGER, DENNIS ~ DK WOODCRAFT ~ By: Taylor Land Surveying (21-SP-37) Clay Twp., Sect. 35, T37N R09E, zoned A-1. Located at 1290 W 100 S, LaGrange. Application is for a proposed 50'x120' woodworking shop.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was 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.

Lynn Bowen made a motion to approve the site plan. Rich Sherman seconded the motion.

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

(Non-Public Hearing)

KZ, INC. ~ KZ RV~ By: Midwest Surveying (21-SP-39) Newbury Twp., Sect. 21, T37N R08E, zoned I-1. Located 9270 W US 20, Shipshewana. Application is for a 9,100 sq. ft. proposed addition to existing facility.

Robbie Miller introduced the petition.

Josh Lash, Midwest Land Surveying, was 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.

Freeman Miller made a motion to approve the site plan. Terry Martin seconded the motion.

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

(Non-Public Hearing)

HOCHSTETLER, JOHN ALAN ~ PREMIER POLYMERS ~ By: Hand to Plow Surveying (21-SP-47) Clearspring Twp., Sect. 30, T36N R09E, zoned S-1 & A-1. Located at 5325 W 700 S, Topeka. Application is for a proposed 12'x20 building for generator and storage for small business.

Robbie Miller introduced the petition.

Scott Zeigler, Hand to Plow Surveying, was 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.

Steve Engleking 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)

TROYER, FLOYD & RUTH ~ CFO ~ By: Midwest Land Surveying (21-SP-49) Johnson Twp., Sect. 04, T36N R10E, zoned A-1. Located at 2395 S 200 E, LaGrange. Application is for a proposed 43'x600' broiler barn and 42'x40' manure storage.

Robbie Miller introduced the petition.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner and explained the reason for the petition. Melissa Lehman, Agronimics Solutions, was also present, stating they are still waiting on final approval from IDEM.

The board discussed the site plan.

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

Steve Engleking made a motion to approve the site plan. Terry Martin seconded the motion.

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

(Non-Public Hearing)

KZ RV, INC. ~ KZ RV ~ By: Midwest Land Surveying (21-SP-50) Newbury Twp., Sect. 21, T37N R08E, zoned I-1. Located at 0970 N 900 W, Shipshewana. Application is for a proposed 24,700 sq. ft. maintenance building.

Robbie Miller introduced the petition.

Josh Lash, Midwest Land Surveying, was 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.

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.

(Non-Public Hearing)

HERSCHBERGER, LARRY ~ LARCO CONTRUCTION, INC ~ By: Larry Herschberger (21-SP-53) Newbury Twp., Sect. 17, T37N R08E, zoned A-1. Located at 10905 W US 20, Shipshewana. Application is for a proposed 64'x88' storage building for construction equipment & vehicles.

Robbie Miller introduced the petition.

Larry Herschberger, Larco Construction, was 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, pending the following condition: 1) INDOT approval. Miriam Carnahan seconded the motion.

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

(Non-Public Hearing)

HOSTETLER, MARLIN & LORI ~ CFO ~ By: Taylor Land Surveying (21-SP-54) Clearspring Twp., Sect. 32, T36N R09E, zoned A-1. Located at 7590 S 400 W, Ligonier. Application is for a proposed 43'x600' Miller Poultry Broiler Barn & 2 litter stacks.

Robbie Miller introduced the petition.

Melissa Lehman, Agronomics Solutions, was present on behalf of the petitioner and explained the reason for the petition. Mrs. Lehman stated they are waiting on IDEM approval.

The board discussed the site plan.

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

Steve Engleking 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)

NORTH SHORE PROPERTIES, LLC ~ HYDRO HEAD MARINA ~ By: Lakewood Surveys (21-SP-55) Milford Twp., Sect. 29, T36N R11E, zoned A-1. Located West of 7290 E 600 S, Wolcottville (Parcel # 44-09-29-100-002.000-013). Application is for a proposed commercial 50'x80' commercial building for a marina/boat repair facility.

Robbie Miller introduced the petition.

Ryan Webber, Lakewood Surveying, was 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.

Lynn Bowen made a motion to approve the site plan. Terry Martin 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 explained the comprehensive plan open house details to the board.

Robbie Miller also discussed with the board about what the ordinance states regarding the interpretation of the term "fence". The board discusses at length.

Dustin Glick stated that enforcement would be futile without clarification of what is considered a fence in the Zoning Ordinance.

ADJOURNMENT: Lynn Bowen made a motion to adjourn, Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:12 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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