

LAGRANGE COUNTY PLAN COMMISSION
SEPTEMBER 27TH, 2021

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, SEPTEMBER 27TH, 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, Jim Young, Rich Sherman, Lynn Bowen, Dustin Glick, Freeman Miller, Steve Engleking & Tyler Young.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Freeman Miller made a motion to adopt the agenda, Lynn Bowen 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.

NEW BUSINESS

REZONE

(Public Hearing)

MORGANO INVESTMENTS, LLC ~ By: Midwest Land Surveying (21-R-07) Orange Twp., Sect. 03, T35N R10E, zoned B-1. Located at 305 S. Main St., Wolcottville (Noble County). Application is to rezone 3.51 +/- acres from B-1 (General Business District) to I-1 (Light Industrial District) zoning.

Robbie Miller introduced the petition.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner and stated he doesn't have a letter from the Town of Wolcottville.

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

The board discussed the site plan.

Steve Engleking made a motion to send the petition to LaGrange County Commissioners with a positive recommendation. Jim Young seconded the motion.

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

SITE PLAN

(Non-Public Hearing)

WHETSTONE, CAL ~ By: Lehman Construction (21-SP-43) Eden Twp., Sect. 21, T36N R08E, zoned A-1. Located at 10005 W 600 S, Millersburg. Application is for a proposed 9,704 sq. ft. building for retail hay business and storage.

Robbie Miller introduced the petition.

Rob Yoder, Lehman Construction, was present on behalf of the petitioner, stated the easement agreement is awaiting signatures & recorded.

The board discussed the site plan. Alfredo Garcia stated he has approved the bathroom.

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)

SCHROCK, LARRY ~ SUNRISE CABINETS ~ By: Lehman Construction (21-SP-52): Clearspring Twp., Sect. 11, T36N R09E, zoned A-1. Located at 3645 S 125 W, LaGrange. Application is for a proposed 80'x150' building for manufacturing and assembling custom furniture.

Rob Yoder, Lehman Construction, was present on behalf of the petitioner and explained the reason for the petition.

The board discussed the site plan, stating the process of potential impact fees for in the future.

Tyler Young asked for public comment on the petition. There was none.
Freeman Miller made a motion to approve the site plan. Steve Engleking seconded the motion.
A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

TRI-COUNTY LAND TRUSTEE CORP/ MILLER, NORMAN ~ PINE LANE BUGGY SHOP ~ By: Hand to Plow Surveying (21-SP-56) Clay Twp., Sect. 27, T37N R09E, zoned A-1. Located at 795 S 300 W, LaGrange. Application is for proposed 56'x80' and 10'x12' expansion of existing buggy shop 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.

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)

PETERSHEIM, MARION ~ ALL THAT JAZZ/HIGH POINT DESIGNS, LLC ~ By: Taylor Land Surveying (21-SP-59) Bloomfield Twp., Sect. 18, T37N R10E, zoned I-2. Located at 1200 N. Detroit St., LaGrange. Application is for proposed (2) 24'x117' additions to the East and West of existing building for manufacturing doors and cabinets.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the reason for the petition. Anu Sahni was also present as the land owner, stated he will update the drive with concrete by June 1, 2022.

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, pending the drive be finished by June 1, 2022. Rich Sherman seconded the motion.

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

(Non-Public Hearing)

TRIPLE M ~ By: Taylor Land Surveying (21-SP-62) Newbury Twp., Sect. 22, T37N R08E, zoned B-3. Located West of 8100 W US 20, Shipshewana. Application is for a proposed 60'x120' tire storage warehouse for an existing tire & service business.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the timeline of construction.

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. Zach Holsinger seconded the motion.

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

(Non-Public Hearing)

WAGNER, MIKE ~ WAGNER'S PLASTI-CRAFTS CO. ~ By: Taylor Land Surveying (21-SP-63) Milford Twp., Sect. 25, T36N R11E, zoned A-1. Located South of 6615 S 1100 E, Wolcottville. Application is for a 40'x60' woodshop for a woodworking business.

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

(Non-Public Hearing)

BONTRAGER, ORVIN ~ RISE N SHINE ~ By: Taylor Land Surveying (21-SP-64) Newbury Twp., Sect. 7, T37N R08E, zoned A-1. Located at 2580 N 1150 W, Middlebury. Application is for a proposed 40'x150' warehouse with 1,600 sq. ft. retail sales for existing retail business.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the future expansion for the business and North side parking will be paved by August 1, 2022.

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, subject to potential modification from the Highway Engineer. 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 discussed with the board regarding the comprehensive plan.

Mrs. Miller also addressed the date of the December Plan Commission meeting. Tyler made a motion to cancel the December 27, 2021 Plan Commission meeting. Steve Engleking seconded the motion. A vote was taken, motion carried.

Mrs. Miller also discussed with the board if septic, sewer, and water for a business should be required.

Mrs. Miller also discussed with the board regarding commercial solar farm filing fees. The board discusses at length. Steve Engleking motioned to move the solar farm filing fees to the County Commissioners to approve the filing fee of \$15,000. Lynn Bowen seconded the motion. A vote was taken, motion carried.

Mrs. Miller also discussed the department budgets along with the permitting process between Plan Commission and the Incorporated Towns. The board discusses.

ADJOURNMENT: Lynn Bowen made a motion to adjourn, Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:37 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
ANTI-DISCRIMINATION