

**LAGRANGE COUNTY PLAN COMMISSION**  
**JULY 27, 2020**

THE LAGRANGE COUNTY PLAN COMMISSION WILL MEET IN REGULAR SESSION ON **MONDAY, JULY 27, 2020 AT 7:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

**CALL TO ORDER:**

**ROLL CALL:**

**INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:**

**ADOPT AGENDA:**

**APPROVE MINUTES OF PREVIOUS MEETING:**

**OLD BUSINESS**

*(Non-Public Hearing)*

**HOSTETLER, MERVIN & IVA & SCHWARTZ, CARL ~ STRAIGHTLINE**

**ENTERPRISE** ~ By: Rob Yoder (20-SP-31) Eden Twp., Sect. 18, T36N R08E, zoned A-1. Located Northeast corner of CR 1200 W & CR 400 S, Millersburg. Application is for a proposed 3,840 sq. ft. manufacturing area, 5,640 sq. ft. warehouse area and 3,096 sq. ft. office and retail area for the production and retail sales of dog related products.

**NEW BUSINESS**

**Proposed changes to the LaGrange County Zoning Ordinance** ~ The proposed amendment to the LaGrange County Zoning Ordinance affects the following zoning district, A-1, and the following section (J) to be entitled “**Commercial Solar Facility**” as a permitted use in the A-1 Zoning District. **Section (C)(2)(a)(iv), Section (K)(2)(d), Section (M)(3)(a)(i) Table 3-K-1: Permitted Accessory Uses Agricultural and Residential Districts, Article 9: Definitions and Rules of Interpretation, Section (M)(40), Section (M)(66), Section (M)(109), Section (M)(115), Section (M)(140).**

A complete transcript of the ordinance is available for review in the Plan Commission office.

***SITE PLAN***

*(Non-Public Hearing)*

**LAKEFRONT PROPERTIES REAL ESTATE, LLC ~ SHIPSHE WELDING** ~ By:

Midwest Land Surveying (20-SP-23) Newbury Twp., Sect. 21, T37N R8E, zoned I-1. Located at 9340 W US 20, Shipshewana. Application is for a proposed 12,600 sq. ft. building for fabrication of metal trailers.

*(Non-Public Hearing)*

**SCHROCK, ALBERT & ELLA / SCHROCK, ELI & ROSELLA ~ BIKE SHOP** ~ By:

Sexton & Associates (20-SP-24) Newbury Twp., Sect. 09, T37N R8E, zoned A-1. Located at 2235 N 1000 W, Shipshewana. Application is to operate a bike shop with retail and repair in an A-1 zoning district.

*(Non-Public Hearing)*

**MILLER, JOHN/ OAK GROVE TAX SERVICES LLC** ~ By: John Miller (20-SP-35):

VanBuren Twp., Sect. 29, T38N R9E, zoned A-1. Located at 4430 W SR 120, Shipshewana. Application is to operate a tax preparation and book keeping office in an A-1 zoning district.

*(Non-Public Hearing)*

**MILLER, LARRY ~ PINE'S RV REFRIGERATION**~ By: Rob Yoder (20-SP-36) Clay Twp., Sect. 18, T37N R9E, zoned A-1. Located at 5930 W 200 N, Shipshewana. Application is for a proposed 5,040 sq. ft. building for an existing wholesale business for repairs and assembly of refrigeration appliances and related accessories.

*(Non-Public Hearing)*

**YODER, WAYNE** ~ By: Rob Yoder (20-SP-37) Eden Twp., Sect. 09, T36N R8E, zoned A-1. Located at 9120 W 300 S, Topeka. Application is for a proposed 7,020 sq. ft. building for production of baled hay to be ground and pelletized.

*(Non-Public Hearing)*

**BONTRAGER, HARLEY ~ SUNSET APPLIANCES**~ By: Rob Yoder (20-SP-38) Eden Twp., Sect. 27, T36N R8E, zoned A-1. Located at 6395 S 900 W, Topeka. Application is for a proposed 3,200 sq. ft. building for "cold" warehouse building for equipment for an existing retail and repair business.

*(Non-Public Hearing)*

**LKB, LLC/TOPEKA GRAPHICS** ~ By: Midwest Land Surveying (20-SP-41): Eden Twp., Sect. 25, T36N R8E, zoned I-2. Located at 428 Hawpatch #015 Dr., Topeka. Application is for a proposed 8,000 sq. ft. manufacturing building for fiberglass truck hoods.

*(Non-Public Hearing)*

**FREY, ELVIE ~ ELVIE FREY INVESTMENTS, LLC** ~ By: Midwest Land Surveying, LLC (20-SP-42 / 20-SP-47) Newbury Twp., Sect. 21, T37N R8E, zoned I-1. Located at 9550 W U.S. 20, Shipshewana. Application is for a proposed 11.69 +/- acres expansion of existing outdoor storage yard.

*(Non-Public Hearing)*

**MILLER, AMOS & FANNIE ~ CFO** ~ By: Taylor Land Surveying (20-SP-44): Lima Twp., Sect. 34, T38N R9E, zoned A-1. Located at 2375 W 450 N, Howe. Application is for a proposed 80' x290' heifer barn, expanding and covering two feed lanes, expanding and covering one manure stack and constructing a second manure stack.

*(Non-Public Hearing)*

**YODER, MARK & DORETTA ~ THE CONNECTION** ~ By: Taylor Land Surveying (20-SP-45): VanBuren Twp., Sect. 35, T36N R8E, zoned A-1. Located at 2165 W Lake St., Topeka. Application is for a proposed 2,800 sq. ft. office for a home based publication design business.

*(Non-Public Hearing)*

**INTERRA CREDIT UNION**~ By: Crystal Welsh, Abonmarche Consultants (20-SP-46): Bloomfield Twp., Sect. 19, T37N R10E, zoned B-2. Located at Northeast corner E. Central Ave. & S. Poplar St., LaGrange (parcel #'s 44-07-19-400-002.046-002, 44-07-19-400-002.047-002 & 44-07-19-400-003.063-002). Application is for a new Interra Credit Union.

**COMMUNICATIONS:**

**COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:**

***OTHER BUSINESS:***  
***ADJOURNMENT:***

LAGRANGE COUNTY, INDIANA

ANTI-DISCRIMINATION 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.