

LAGRANGE COUNTY PLAN COMMISSION
AUGUST 13th, 2024

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, AUGUST 13TH, 2024 AT 6:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

CALL TO ORDER: Lynn Bowen called the Plan Commission meeting to order at 6:00 p.m.

ROLL CALL: Lynn Bowen, Ethan Prough, Jeff Campos, Tyler Young, Zachary Holsinger, Shannon Schrock, Kevin Myers and Paul Yoder.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Tyler Young made a motion to approve the agenda. Kevin Myers seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING: Tyler Young made a motion to adopt the previous minutes. Jeff Campos seconded the motion. A vote was taken, motion carried.

NEW BUSINESS

PLANNED UNIT DEVELOPMENT

(Public Hearing)

SCHLABACH, LARRY~ By. Hand to the Plow Surveying (24-PUD-01) Clearspring Twp., Sect. 03, T36N R09E, zoned A-1. Located 2510 S 250 W., LaGrange. Application is for a proposed Planned Unit Development for 13 +/- acres for mixed use of agricultural, commercial and residential to separate his business from homestead.

Robbie Miller introduced and explained the petition.

Clayton Evans (Hand to the Plow Surveying) was present along with the petitioner. Would love to make the company separate from his home site, no new structures.

Lynn Bowen asked for anyone in favor, there were none. Lynn then asked for anyone against, there were none.

Public hearing was subsequently closed.

The board discussed the Planned Unit Development.

Paul Yoder made a motion to send the PUD to the Commissioners with a favorable recommendation.

Jeff Campos seconded the motion.

SUBDIVISION

(Non-Public Hearing)

BORKHOLDER, WILMA & LLOYD ~ By. Land and Boundary Surveying (24-SB-38) Eden Twp., Sect. 34, T36N R08E, zoned A-1. Located 7615 S 900 W., Ligonier. Application is for a proposed (1) one-lot minor plat.

Robbie Miller introduced and explained the petition.

Levi Rednour (Land and Boundary Surveying) was present along with the petitioner.

Lynn Bowen made a motion to approve the petition. Jeff Campos seconded the motion.

(Non-Public Hearing)

HOCHSTETLER, GLEN ~REPLAT OF LOT 1 ALBERT MULLET~ By. Land & Boundary (24-SB-39) Clearspring Twp., Sect. 28, T36N R09E, zoned A-1. Located 6825 S 400 W., Topeka. Application is for a proposed (2) two-lot minor plat.

Robbie Miller introduced and explained the petition.

Levi Rednour (Land and Boundary) was present along with the petitioner.

Zach Holsinger made a motion to approve the petition. Kevin Myers seconded the motion.

(Non-Public Hearing)

MILLER, MICHAEL & EMILY ~ By. Taylor Land Surveying (24-SB-40) Clearspring Twp., Sect. 17, T36N R09E, zoned A-1. Located at 4495 S 500 W., Topeka. Application is for a proposed (1) one-lot minor plat.

Robbie Miller introduced and explained the petition.

Amber Taylor (Taylor Land Surveying) was present along with the petitioner.

Zach Holsinger made a motion to approve the petition. Paul Yoder seconded the motion.

(Non-Public Hearing)

COVER CROP SERVICES, LLC ~ By. Taylor Land Surveying (24-SB-41) Newbury Twp., Sect. 10, T37N R08E, zoned I-2. Located at North of 2665 N 850 W., Shipshewana. Application is for a proposed (1) one-lot minor plat.

Robbie Miller introduced and explained the petition.

Lynn Bowen made a motion to approve the petition. Zach Holsinger seconded the motion.

(Non-Public Hearing)

EASH, WAYNE & SARAH ~HEARTLAND SCHOOL MINOR SUBDIVISION~ By. Hand to the Plow Surveying (24-SB-42) Eden Twp., Sect. 30, T36N R08E, zoned A-1. Located East of 11245 W 700 S., Millersburg. Application is for a proposed (1) one-lot minor plat.

Robbie Miller introduced and explained the petition.

Lynn Bowen made a motion to approve the petition. Kevin Myers seconded the motion.

SITE PLAN

(Non-Public Hearing)

MILLER, NATHAN ~NEWBURY CARRIAGE ~ By. Hand to the Plow Surveying (24-SP-28) Eden Twp., Sect. 02, T36N R09E, zoned A-1. Located 7040 W 200 S., Topeka. Application is for a proposed 70'x172' buggy manufacturing shop.

Robbie Miller introduced and explained the petition.

Clayton Evan (Hand to the Plow Surveying) was present with the petitioner.

Clayton explained that the existing shop will be residential use.

Lynn Bowen asked for public comment, there were none.

The board discussed the site plan at length.

Zach Holsinger made a motion to approve the petition. Lynn Bowen seconded the motion.

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

(Non-Public Hearing)

MULLET, MARVIN ~ By. Land & Boundary (24-SP-29) Van Buren Twp., Sect. 24, T38N R08E, zoned A-1. Located 6415 W 600 N., Shipshewana. Application is for a proposed 50'x80' addition to an existing woodworking warehouse.

Robbie Miller introduced and explained the site plan.

Levi Rednour (Land and Boundary) was present with the petitioner.

Clayton Evans spoke about adding to the existing business, discussed water drainage.

Lynn Bowen asked for public comment, there were none.

The board discussed the site plan at length.

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

(Non-Public Hearing)

DELLAHAN, CARLY & DAKOTA ~ By. Hand to the Plow Surveying (24-SP-32) Milford Twp., Sect. 29, T09N R11E, zoned A-1. Located 7655 E 700 S., Wolcottville. Application is for a remodel on an existing barn to run for a pet spa and boarding business.

Robbie Miller introduced and explained the site plan.

Clayton Evans (Hand to the Plow Surveying) was present for the petitioner.

Clayton spoke on how the Dellahan's already went through the variance process and was approved, will be sharing a drive and will do all of the maintenance.

Lynn Bowen asked for public comment, there were none.

The board discussed the site plan at length.

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

(Non-Public Hearing)

COVER CROP SERVICES, LLC ~ By. Taylor Land Surveying (24-SP-33) Newbury Twp., Sect. 10, T37N R08E, zoned I-2. Located North of 2665 N 850 W., Shipshewana. Application is for a proposed 100'x120' warehouse for storage of cover crop seed.

Robbie Miller introduced and explained the site plan.

Amber Taylor (Taylor Land Surveying) was present with the petitioner, Zach Bolla.

Amber explained the warehouse is for the extra storage of seed, no bathrooms or office proposed.

Lynn Bowen asked for public comment, there were none.

The board discussed the site plan at length.

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

(Non-Public Hearing)

PETERSHEIM, LOREN~SUNSET SHED DOORS ~ By. Rob Yoder/Loren Petersheim (24-SP-34) LaGrange Town., Sect. 19, T37N R10E, zoned I-2. Located 203 Nursery St., LaGrange. Application is for a proposed 50'x60' warehouse addition with a 50' lean to for an existing door manufacturing business.

Robbie Miller introduced and explained the site plan.

Rob Yoder was present along with the petitioner, Loren Petersheim.

Lynn Bowen asked for public comment, there were none.

The board discussed the site plan at length.

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

COMMUNICATIONS: Robbie Miller discussed the revisions of the UDO and modifications made were replaced in all copies distributed. Robbie also spoke about the rezoning map and all of the additional districts added (P1, A2 for example).

ii: 48 hours commissioner meeting

Cty ii: Text amendments (sent back)

Map amendments

H: Notice of aoption

Zachary Holsinger made a motion to send to Commissioners with a favorable recommendation, Tyler Young seconded the motion.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: None.

ADJOURNMENT: Zach Holsinger made a motion to adjourn. Lynn Bowen seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:18 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