LAGRANGE COUNTY BOARD OF ZONING APPEALS
JANUARY 30, 2020

THE LAGRANGE COUNTY BOARD OF ZONING APPEALS MET IN REGULAR
SESSION ON THURSDAY, JANUARY 30, 2020, 7:00P.M. IN THE LAGRANGE COUNTY
COMMISSIONERS ROOM AT THE COUNTY OFFICE BUILDING

CALL TO ORDER: Lynn Bowen called the meeting to order at 7:00 p.m.
ROLL CALL: Jim Bugg, Nick Wilson, Rich Sherman and Lynn Bowen. In attendance: Robbie Miller, Kalinn Speelman and Dustin Glick.
ADOPT AGENDA: Lynn Bowen made a motion to adopt the agenda, Nick Wilson seconded the motion. A vote was taken, motion carried.
COMMUNICATIONS: None.

NEW BUSINESS
DEVELOPMENTAL VARIANCE

(Public Hearing)

Robbie Miller introduced the petition and reviewed the site plan.
Loren Maxson, 130 N Main St., Goshen, was present on behalf of the petitioner. Mrs. Maxson explained the reason for the variance stating that there was an unexpected fire a few days before Christmas and they’re wanting to rebuild in the same place with an addition to the North.
Dorothy Hostetler, 5345 W 200 N, Shipshewana, went through the history of this property and business.
Michael Watts, 2889 E 150 N, LaGrange, explained the process of making pallets.
Loren Maxson stated there were letters of support turned in for the rebuild and went through the criteria for a variance.
Lynn Bowen asked if there was anyone in favor of the petition.
Pete Schmucker, 1375 N 500 W, Shipshewana, is an employee and spoke in favor.
Bill Conely, Clay Township Trustee, spoke in favor.
Mr. Bowen asked if anyone would like to remonstrate against the petition. No remonstrators appeared.
The public hearing was subsequently closed.
The board discussed the site plan.
A roll call vote was taken:
1. The Approval will not be injurious to the public health, safety and general welfare of the community.

The proposal is to rebuild a large building on Petitioner’s property that was severely damaged by a fire. The Petitioner desires to rebuild the damaged building slightly larger than that which currently exists, however, Petitioner is not seeking to move the new proposed structure any closer to the roadway. The proposed new structure will not interfere with the public or cause any risk of harm to the community.

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2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

_The structure as proposed would only be a marginal expansion of the business on the property and said expansion would not affect neighboring landowners in a negative manner. The business has been operating at this location for approximately 70 years without issue. No Remonstrators appeared, but numerous individuals did appear to speak in favor of the proposal._

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

_The strict application would prevent petitioner from rebuilding the fire damaged building with the minor expansion on the north side of the building as proposed. Due to the layout of the property and functionality of the business, it would be impractical/impossible to relocate the proposed building to another location on the property in order to meet the required setbacks._

4. The variance granted is the minimum necessary and does not correct a hardship caused by an owner, previous or present, of the property.

_The proposed expansion is minimal and only seeks to add a minor expansion to the north side of the structure located away from the neighboring roadway. The proposed expansion will allow petitioners to make better use of the available land on the property without further encroachment on the roadway._

For all of the foregoing reasons, on this 30th day of January, 2020, the LaGrange County Board of Zoning Appeals finds the Petitioner has met its burden of proof and hereby approves the variance as requested.

**OTHER BUSINESS:** None.

**ADJOURNMENT:** Lynn Bowen made a motion to adjourn the meeting, Rich Sherman seconded the motion. The meeting adjourned at 7:37 p.m.
LAGRANGE COUNTY BOARD OF ZONING APPEALS

BY: ______ Absent ________________________________
    Tyler Young, President

BY: ______ Absent ________________________________
    Terry Holsinger, Vice President

BY: ________________
    Jim Bugg, Member

BY: ________________________________
    Lynn Bowen, Member

BY: ________________
    Nick Wilson, Member

BY: ________________________________
    Rich Sherman, Alternate Member

BY: ______ Absent ________________________________
    Freeman Miller, Alternate Member

LAGRANGE COUNTY, INDIANA
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