

LAGRANGE COUNTY PLAN COMMISSION
JANUARY 10TH, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, JANUARY 10TH, 2023 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 6:01 p.m.

ROLL CALL: Lynn Bowen, Ethan Prough, Freeman Miller, Zach Holsinger, Tyler Young, Sherri Johnston

ELECTION OF OFFICERS: Lynn welcomed Sherri Johnston to the board.

Tyler Young made a motion to nominate Lynn Bowen as president. Freeman Miller seconded the motion. Tyler Young made a motion to close the nominations. Ethan Prough seconded the motion. A vote was taken, motion carried with Lynn Bowen as President.

Freeman Miller made a motion to nominate Tyler Young as Vice President. Ethan Prough seconded the motion. Freeman Miller made a motion to close the nominations. Ethan Prough seconded the motion. A vote was taken, motion carried with Tyler Young as Vice President.

Lynn Bowen made a motion to nominate Dustin Glick as General Counsel for the Board, Christa McCormick as Board Secretary (Administrative Assistant), Robbie Miller as the Zoning Administrator and Ed Sorensen as Code Enforcement Officer. Tyler Young seconded the motion. A vote was taken, motions carried for Dustin Glick as General Counsel, Christa McCormick as Board Secretary, Robbie Miller as Zoning Administrator and Ed Sorensen as Code Enforcement Officer.

Zach made a motion to appoint Lynn Bowen as BZA Representative from the Plan Commission. Freeman seconded the motion. Vote was taken, motion was carried with Lynn Bowen as BZA representative from the Plan Commission.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Freeman Miller made a motion to adopt the agenda. Ethan Prough seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING:

NEW BUSINESS

SITE PLAN

(Non-Public Hearing)

BATEMAN, BRETT ~ LAGRANGE COMMUNITIES YOUTH CENTERS ~ By: Brett Bateman (22-SP-44) Bloomfield Twp., Sect. 19, T37N R10E, zoned S-1. Located Old Rd 9 (Spreuer Park), LaGrange.

Robbie Miller introduced the petition.

Scott Zeigler from Hand to the Plow Surveying was there to speak along with Brett Bateman.

Scott discussed the southern end driveway being blocked off; Robbie added that the gate would let maintenance in but not the public. Driveway will be gravel along with the parking, when more funds are raised then a paved parking area will be made. Robbie added she is willing to work with Brett considering this is a public field.

Lynn Bowen asked for public comment on this petition. No comments.

Freeman Miller made a motion to approve this petition. Zach Holsinger seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

(Public Hearing)

SCHWARTZ, MENNO ~ By: Rob Yoder (22-SP-53) Bloomfield Twp., Sect. 14, T37N R10E, zoned A-1. Located at 1640 N 450 E LaGrange. Application is to for a proposed sawmill in an existing 56'x104' building.

Robbie Miller introduced the petition.

Rob Yoder (7740 W SR120 Shipshewana) was present as the petitioner. Rob went into the detail about the conditions from Plat that needed addressed before moving on. Rob gave the board the two options they found to resolve the overhead door. Option one being adding a fence to the width of the door.

Option 2 being to eliminate the driveway all together and adding it to the Northeast corner on North side of the building.

Zach addressed concerns with the mud in the winter/wet season. Robbie added that Menno Schwartz was lime stoning the driveway.

Menno Schwartz was also present and spoke about using limestone or crushed asphalt.

Tyler Young did suggest using concrete log buffers to prevent property skirting.

The board discussed the petition.

Lynn Bowen asked for public comment on this petition. No comments.

Zach Holsinger made a motion to approve this petition pending the overhead door is moved onto the North side of the building. Freeman Miller seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

(Public Hearing)

YODER, GERALD & DANIEL~AFO ~ By: Agronomic Solutions/Taylor Land Surveying (22-SP-71) Van Buren Twp., Sect. 18, T38N R09E, zoned A-1. Located at 8005 N 600 W, Shishewana. Application is for a proposed 44'x352' calf barn (36.5'x320' calf area, 7.5'x352' scrape isle, 9'x352' concrete feed bunk, 32x38' sawdust/vet room) and 36'x36' manure storage.

Robbie Miller introduced the petition.

Tiffany Rolin (330 E Lake St. LaGrange) was present as the petitioner and explained to the board the proposed site plan.

Tiffany mentioned the petitioner proposing extending the roof line, so it is 44' wide. Manure stack will be extended by 44'x36'.

Calf barn is all enclosed and not on pasture, completely under roof.

Freeman brought up the question of how often cleanouts happened. Petitioner said 2 clean outs for 8 months. Calves repopulated every 4 months. At 4 months when cleanout happens by the next 4 months with calves, the first part should be cleaned out.

Tyler spoke about crop farmer hauling the manure to Michigan and having the proper equipment to haul it safely.

Inside building will be cement (feeding and manure stack). Bedding is compacted clay.

Lynn Bowen asked for public comment on this petition. No comments.

Freeman Miller made a motion approve the petition. Ethan Prough seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

TOWN OF TOPEKA WASTEWATER TREATMENT PLAN ~ By: DLZ (22-SP-70) Eden Twp., Sect. 25, T36N R08E, zoned I-2. Located North of 501 Hawpatch Dr., Topeka. Application is for a proposed 28'x40' sludge dewatering building and 16'x20' canopy for the existing wastewater treatment plant.

Robbie Miller introduced the petition.

Connor Hickey, DLZ, Fort Wayne, was present on behalf of the petitioner, also present was Stewart Bender, Topeka Town manager.

Plat approved with a positive recommendation.

Lynn asked for public comment. There was none.

Freeman Miller made a motion to approve. Zach Hostetler seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BONTRAGER, KENNETH ~By. Hand to the Plow Surveying (22-SP-73) Clearspring Twp., Sect.09, T36N R09E, zoned A-1. Located 3030 W 350 S LaGrange. Application is for a proposed 36'x40' addition to existing grocery store.

Robbie Miller introduced the petition.

Scott Zeigler from Hand to the Plow Surveying was present as the petitioner.

The board discussed that the well being across the road, but petitioner also owns that plot of land so as long as petitioner owns the land, he can use the well for the grocery store.

Scott Zeigler spoke about the drive on 300 W staying but not improving it until it has been approved by Tharon. Adding 8 feet to the building on the Southside per approval of Robbie.

Traffic through the store is 1-2 semis a week, buggies are most of the traffic.

Lynn Bowen asked for public comment on this petition. No comments.

Zach Holsinger made a motion to approve the petition, pending the following condition: 1) 300 W driveway be removed. Freeman Miller seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

COMMUNICATIONS: Ethan Prough mentioned Farm Bureau having a virtual Planning and Zoning Agriculture Seminar from 9:00am-12:00pm. INFarmBureau.org under Events Tab.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: None.

ADJOURNMENT: Freeman Miller made a motion to adjourn. Lynn Bowen seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:21 p.m.

NOTICE STATEMENT

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ANTI-DISCRIMINATION