

LAGRANGE COUNTY PLAN COMMISSION
FEBRUARY 14TH, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, FEBRUARY 14TH, 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 6:02 p.m.

ROLL CALL: Lynn Bowen, Freeman Miller, Tyler Young, Sherri Johnston, Jim Young

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

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

NEW BUSINESS

VACATION

(Non-Public Hearing)

STUTZMAN, DARIN ~ By. Ronnie Justice (23-VAC-01) Newbury Twp., Sect. 15, T37N R08E, zoned A-1. Located 1800 N 850 W., Shipshewana. Application is to vacate lot number one in Cotton Lake Acres Subdivision.

Robbie Miller introduced the petition.

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

Tyler Young made a motion to approve this petition. Freeman Miller seconded the motion.

SUBDIVISION

(Non-Public Hearing)

MILLER, JARED & ELAINE ~ By. Josh Lash (23-SB-01) Clearspring Twp., Sect. 21, T36N R09E, zoned A-1. Located S 300 W., Topeka. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition.

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

Lynn Bowen made a motion to approve this petition. Freeman Miller seconded the motion.

(Non-Public Hearing)

YODER, VERNON & BARBARA ~ By: Hand to the Plow Surveying (23-SB-02) Eden Twp., Sect. 15, T36N R08E, zoned A-1. Located 4290 S SR 5., Topeka. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition.

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

Freeman Miller made a motion to approve the petition. Jim Young seconded the motion.

(Non-Public Hearing)

DYKSTRA, TIM ~ By: Josh Lash (23-SB-03) Bloomfield Twp., Sect. 08, T37N R10E, zoned A-1. Located at 2885 N 100 E., LaGrange. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition.

Lynn asked for public comment. There was none.

Lynn Bowen made a motion to approve. Freeman Miller seconded the motion.

(Non-Public Hearing)

RABER, ERIC & SARAH ~GLEN J. & ESTHER L. SLABAUGH~ By: Hand to the Plow Surveying (23-SB-05) Eden Twp., Sect. 16, T36N R08E, zoned A-1. Located 9550 W 375 N., Shipshewana. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition.

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

Freeman Miller made a motion to approve the petition. Sherri Johnston seconded the motion.

(Non-Public Hearing)

GAFF, SHAWN & MEGAN ~By. Taylor Land Surveying (23-SB-06) Bloomfield Twp., Sect.31, T37N R10E, zoned A-1. Located 0605 E 150 S., LaGrange. Application is for a proposed three-lot minor plat.

Robbie Miller introduced the petition.

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

Freeman Miller made a motion to approve the petition. Sherri Johnston seconded the motion.

SITE PLAN

(Non-Public Hearing)

ARI LEGACY SLEEPERS ~By. Brad Mosness (23-SP-01) Newbury Twp., Sect.02, T37N R08E, zoned B-2. Located 860 N Tuscany., Shipshewana. Application is for a proposed 70'x120' new accessory building for storage for the existing building.

Robbie Miller introduced the petition.

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

Crystal Welsh (303 River Race Drive., Goshen) was present as the petitioner.

Freeman Miller made a motion to approve the petition. Jim Young seconded the motion.

A vote was taken, 5 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

MILLERS FEED ~ By: Taylor Land Surveying (23-SP-02) Clearspring Twp., Sect. 18, T36N R09E, zoned A-1. Located 4260 S 500 W., Topeka. Application is for a proposed 76'x80' addition to an existing agricultural business.

Robbie Miller introduced the petition.

Amber Taylor was present for the petitioner.

Lynn Bowen made a motion to approve the petition. Freeman Miller seconded the motion.

A vote was taken, 5 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BORKHOLDER, EZRA ~ By: Agronomics Solutions, LLC (23-SP-03) Van Buren Twp., Sect. 18, T38N R08E, zoned A-1. Located 8020 N 1150 W., Shipshewana. Application is for a proposed 42'x636' Culver duck barn (this includes a 42'x42' manure storage, 42'x142' starter area, 40'x42' sawdust storage, 42'x352' grower area, and a 42'x60' manure storage area), 12'x14' motor room and new well.

Scott Zeigler asked to be moved to the March 14th meeting considering only 5 members were on the board for the Plan Commission.

(Non-Public Hearing)

THE FARM, INC ~By: Josh Lash (23-SP-04) Clay Twp., Sect.13, T37N R09E, zoned B-3. Located 1680 North State Road 9., LaGrange. Application is for a proposed 85' x 44' facility for the purpose of reuniting families and interacting with farm animals.

Robbie Miller introduced the petition.

Josh Lash was present along with the petitioner Keith James (4985 N 190 E., Howe).

Freeman Miller made a motion to approve the petition with the following conditions:

1.)Fence moved 10' from the right-of-way.

2.)INDOT final letter for the driveway.

Lynn Bowen seconded the motion.

A vote was taken, 5 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

SCHLABACH, JOAS ~ By: Joas Schlabach (23-LUV-02/23-V-03): Newbury Twp., Sect. 11, T37N R08E, zoned A-1. Located at 750 E North St, Shippshewana. Application is for a land use variance for a Short-Term Rental Complex with 7 Tiny Homes. Also, a setback variance from the required 80' to 37' for the Tiny Home Complex.

Robbie Miller introduced the petition and let the board know that Joas was looking for recommendations only.

Joas Schlabach was present as the petitioner (750 E North Street., Shippshewana). Joas explained the reasoning behind the Tiny Homes idea, the main idea being to help the Community Health Clinic's clients, as most of them are from out of town.

The board discussed Joas rezoning the ½ acre to a B-3 zone to help with setbacks, also to separate home and business.

Joas agreed to withdraw his variance and file for a rezone to the B-3 for the April 11th Plan meeting.

COMMUNICATIONS: Robbie Miller talked about state plating and the deadline for the Farm Bureau webinar. Founders' forum and MEC meeting were also discussed. Founders' forum information was given.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: None.

ADJOURNMENT: Lynn Bowen made a motion to adjourn. Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:05 p.m.

NOTICE STATEMENT

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