

LAGRANGE COUNTY PLAN COMMISSION
APRIL 11TH, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, APRIL 11TH, 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 6:00 p.m.

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

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

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

NEW BUSINESS

REZONE

(Public Hearing)

WANA PROPERTIES, LLC ~ By. Justin Miller (23-R-03) Clearspring Twp., Sect. 24, T36N R09E, zoned A-1. Located 1180 N. Van Buren. Application is to rezone (4) A-1 parcels to B-3 and (2) B-2 parcel to B-3.

Robbie Miller introduced the petition.

Lynn Bowen asked for public comment on this petition. No comments. Public hearing was closed.

Justin Miller was present as the petitioner.

Lynn Bowen made a motion to give this petition a favorable recommendation. Jim Young seconded the motion.

A vote was taken 7 Yes / 0 No / 0 Abstain and the motion carried.

(Public Hearing)

SCHLABACH, JOAS ~ By. Joas Schlabach (23-R-04) Newbury Twp., Sect. 11, T37N R08E, zoned A-1. Located 750 E. North St., Shipshewana. Rezone 0.68 of an acre from A-1 to B-2.

Robbie Miller introduced the petition.

The board suggested subdividing the parcel off.

Lynn Bowen asked for public comment on this petition. No comments. Public hearing was closed.

Tyler Young made a motion to give this petition a favorable recommendation. Jim Young seconded the motion.

A vote was taken 6 Yes / 1 No / 0 Abstain and the motion carried.

VACATION

(Non-Public Hearing)

RHEINHEIMER FARMS ~ By. Duane Rheinheimer (23-VAC-02) Clearspring Twp., Sect. 24 T36N R09E, zoned A-1. Located 7735 S 600 W., LaGrange. Application is to vacate the plat of Heide's West.

Robbie Miller introduced the petition.

Lynn Bowen asked for public comment on this petition. No comments. Public hearing was closed.

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

SUBDIVISION

(Non-Public Hearing)

FRY, OMER & ESTHER ~ By. Land & Boundary (23-SB-13) Newbury Twp., Sect.20, T37N R08E, zoned A-1. Located at N. 1100 W., Middlebury. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition.

Freeman Miller made a motion to approve. Dustin Prough seconded the motion.

(Non-Public Hearing)

WHETZEL, RICHARD & JANICE ~**ARB ACRES**~ By. Taylor Land Surveying (23-SB-14) Johnson Twp., Sect. 27, T36N R10E, zoned A-1. Located 700 S., Wolcottville. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition.

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

SITE PLAN

(Non-Public Hearing)

WEAVER, LAMAR ~**SUNRISE SEEDS** ~ By. Josh Lash (23-SP-08) Clay Twp., Sect.33, T37N R09E, zoned A-1. Located South 375 W., LaGrange. Application is for a post frame construction for organic seed sale, storage, and retail of agricultural products.

Robbie Miller introduced the petition.

Josh Last was present as the petitioner.

Site plan was discussed at length. The board suggested altering the turn around.

Replating the property in place of a tie to affidavit.

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

Zach Holsinger made a motion to approve the petition pending the plat. Jim Young seconded the motion.

A vote was taken, 7 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

SPECTRUM FINISHING ~ By: Taylor Land Surveying (23-SP-09) LaGrange Town, Sect. 18, T37N R08E, zoned I-2. Located 1340 Industrial Dr., LaGrange. Application is for 9660 Sq ft addition to the South, future 22,150 sq ft addition to the North, 15,000 sq ft Drive Expansion and additional 32'x56' pole building.

Robbie Miller introduced the petition.

Amber Taylor (1240 S 1150 E LaGrange) was present as the petitioner.

July is Phase 1; the next 2 phases will be within 8 months if everything works as planned. Lot coverage is 76%.

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

Jim Young made a motion to approve the petition. Zach Holsinger seconded the motion.

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

(Non-Public Hearing)

HILTY, MICHAEL & ROSETTA ~ By. Hand to the Plow Surveying (23-SP-10) Bloomfield Twp., Sect. 34, T37N R10E, zoned A-1. Located 1910 S 400 E., LaGrange. Application is for a 32'x48' addition to the existing Retail and Bicycle repair shop.

Robbie Miller introduced the petition.

Scott Zeigler from Hand to the Plow was present as the petitioner. (5678 W 350 S. Albion)

Scott spoke about updating the parking, elevations, north drive and turnaround. Added physical barriers so no semis can enter. The paved right of way needs to be shown on the site plan.

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.
A vote was taken, 7 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

MILLER, GARY & LORETTA ~ LORY TEXTILES, LLC ~By. Hand to the Plow Surveying (23-SP-11)
Van Buren Twp., Sect. 23, T38N R08E, zoned A-1. Located South of 6325 N 725 W., LaGrange. Application is for a wholesale fabric warehouse, no retail sales on site.

Robbie Miller introduced the petition.
Scott Zeigler (5678 W 350 S. Albion) asked to table the petition until the next meeting to talk with the owners on the site plan.
Zach Holsinger made a motion to table the petition until the next Plan Commission meeting. Sherri Johnston seconded the motion. A verbal vote was taken, motion carried.

(Non-Public Hearing)

MILLER, AUSTIN ~ TIRE STAR~By. Hand to the Plow Surveying (23-SP-12) Orange Twp., Sect. 03, T35N R10E, zoned B-1. Located 102 E. Dutch St., Wolcottville. Application is for a 25' addition to the west side of the existing automotive repair business.

Robbie Miller introduced the petition.
Scott Zeigler (5678 W 350 S. Albion) was there as the petitioner and discussed moving the property lines to meet the current setbacks. Scott also discussed the lot coverage coming down to 65% from 75%.
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.
A vote was taken, 7 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

FRY, OMER & ESTHER ~ By. Land & Boundary (23-SP-16) Newbury Twp., Sect.20, T37N R08E, zoned A-1. Located at N. 1100 W., Middlebury. Application is for an 80'x140' commercial buggy manufacturing shop.

Robbie Miller introduced the petition.
Levi Rednour of Land and Boundary (401 S. 3rd St. Goshen) was there as the petitioner and discussed the site plan at length. Levi addressed all the comments that were made on the site plan, he mentioned doing a tie-to-affidavit. The site will have no retail and possibly construct one buggy per week if ordered.
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.
A vote was taken, 7 Yes / 0 No / 0 Abstain and the motion carried.

COMMUNICATIONS: The board discussed the portable ice cream shop on 500 E, the LP tank and portable shop will need to be moved back off the road and go Site Plan review if he would like to proceed.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS:

ADJOURNMENT: Zach Holsinger made a motion to adjourn. Tyler Young seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 6:59 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

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