

LAGRANGE COUNTY PLAN COMMISSION
MAY 9TH, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, MAY 9TH, 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, Shannon Schrock and Kevin Myers. Robbie Miller introduced and welcomed Shannon Schrock and Kevin Myers to the Plan Commission.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

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

NEW BUSINESS

VACATION

(Non-Public Hearing)

YODER, MOSE ~ By. Taylor Land Surveying (23-VAC-03) Van Buren Twp., Sect. 28, T38N R08E, zoned A-1. Located 1000 W., Shipshewana. Application is to vacate lots 1&2 in the First Addition to Mose Yoder Subdivision.

Robbie Miller introduced the petition.

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

Jim Young made a motion to approve this petition. Kevin Myers seconded the motion.

SUBDIVISION

(Non-Public Hearing)

YODER, MOSE ~ FINAL ADDITION ~ By. Taylor Land Surveying (23-SB-15) Van Buren Twp., Sect. 28, T38N R08E, zoned A-1. Located 9910 W SR. 120., Shipshewana. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition.

Ethan Prough made a motion to approve this petition. Sherri Johnston seconded the motion.

(Non-Public Hearing)

LEHMAN, RAYMOND & LORETTA ~CROSSWINDS~ By. Hand to the Plow Surveying (23-SB-16) Clearspring Twp., Sect. 19, T36N R09E, zoned A-1. Located 5825 S 600 W., Topeka. Application is for a proposed two-lot minor plat.

Robbie Miller introduced the petition.

Kevin Myers made a motion to approve the petition. Ethan Prough seconded the motion.

SITE PLAN

(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 from Hand to the Plow said the owner was on her way, Zach Holsinger made a motion to move the petition to the back of the agenda so the meeting could continue. Tyler Young seconded the motion. ****Petition is continued at the end of Plan minutes****

(Non-Public Hearing)

LEHMAN, LAVON ~PRECISION WOODFINISHING ~ By. Hand to the Plow Surveying (23-SP-15) Van Buren Twp., Sect. 31, T38N R09E, zoned A-1. Located 5350 W 450 N., Shipshewana. Application is for a 60'x80' facility for furniture & cabinetry finishing.

Robbie Miller introduced the petition.

Scott Zeigler (Hand to the Plow Surveying-5678 W 350 N Albion) was present along with the petitioner. Scott discussed number of employees, submitting an 'Air Quality Permit' for the Planning and Zoning file per Clayton. Lavon Lehman did go through BZA with conditions, those were addressed.

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

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

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

(Non-Public Hearing)

MILLER, JASON ~ LUMBER COATING~ By. Hand to the Plow Surveying (23-SP-17) Eden Twp., Sect. 21, T36N R08E, zoned A-1. Located 9890 W 500 S., Millersburg. Application is for a 40'x60' building for water-based stain coating of wood fencing for local installation.

Robbie Miller introduced the petition. Robbie stated the 'Safety Data Sheet' was supplied prior to the meeting.

Scott Zeigler (Hand to the Plow Surveying-5678 W 350 N Albion.) was present along with the petitioner.

Site plan was discussed at length. Scott discussed it being a very small business of stain fencing, mostly on site and very little in the building. One employee on site and 1-2 deliveries per week.

Scott discussed that the petitioner is working on a spill plan, there is a drain in the building because of the product being water based but the board would like to see an alternative back-up plan.

Tyler Young asked about how the product was being delivered, petitioner discussed the stain comes in recyclable totes that he reuses. The board discussed seeing a plan for recycling totes for the bulk products.

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

Zach Holsinger made a motion to approve the petition pending the two conditions:

1. Work on a spill plan for the water-based stain.
2. A plan for recycling bulk totes.

Tyler Young seconded the motion.

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

(Non-Public Hearing)

WENGERD/YODER ~AFO~ By. Agronomics (23-SP-18) Clearspring Twp., Sect. 06, T36N R09E, zoned A-1. Located 2560 S 500 W., Topeka. Application is for a 50'x520' Natural family layer barn (50'x480' bird space and 50'x40' egg room) 12'x16' motor room, new well, 2-10'x60' shades, new driveway off 500 W, 15'x30' feed bin pad, 40'x50' concrete pad.

Robbie Miller introduced the petition.

Tiffany Rolin from Agronomics Solutions (336 E Lake St. Topeka.) was present as the petitioner. Board discussed the AFO in detail, discussed the two parcels needing to be combined by a Tie-to-affidavit. Tiffany discussed the petitioner having 50 acres of pasture for the chickens.

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

Zach Holsinger made a motion to approve the petition pending the condition:

1. Tie to affidavit be recorded.
Jim Young seconded the motion.
A vote was taken, 7 Yes / 0 No / 1 Abstain and the motion carried.

(Non-Public Hearing)

SHIPSHEWANA WOODWORKS ~By. Rob Yoder (23-SP-21) Newbury Twp., Sect. 14, T37N R08E, zoned A-1. Located 7720 W 200 N., Shishewana. Application is for a 50'x100' manufacturing building and a 30'x50' warehouse area for manufacturing and assembling cabinets.

Robbie Miller introduced the petition.
Rob Yoder (7740 W SR 120. Shishewana) was present along with the petitioner.
Rob Yoder discussed the petition and corrections from Tech Review were all made.
Lynn Bowen asked for public comment on this petition. No comments.
Jim Young made a motion to approve the petition. Zach Holsinger seconded the motion.
A vote was taken, 7 Yes / 0 No / 1 Abstain and the motion carried.

(Non-Public Hearing)

CRESTVIEW WOODWORKING ~ By. Rob Yoder (23-SP-22) Van Buren Township., Sect. 36, T38N R08E, zoned A-1. Located 6825 W 450 N., Shishewana. Application is for a 120'x80' cabinet woodworking shop with a 20'x56' office area.

Robbie Miller introduced the petition.
Rob Yoder (7740 W SR 120. Shishewana) was present along with the petitioner.
Rob addressed Tharon's comments and questions. Culverts were discussed, Rob is to get with Tharon and discuss future culvert plans.
Rob updated the site plan to show semi turn around.
Board brought up the driveway never being permitted when the petitioner made the drive 100' down to 30'. Board suggested eliminating the driveway on 450 with a fence.
Petitioner does need a Commercial Zoning Compliance to operate his woodworking business.
Lynn Bowen asked for public comment on this petition. No comments.
Zach Holsinger made a motion to approve the petition. Kevin Myers seconded the motion.
A vote was taken, 8 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 (Hand to the Plow Surveying-5678 W 350 N Albion)
Continued at 6:50p.m.
Scott Zeigler (Hand to the Plow Surveying) was present along with the petitioner, Scott handed Robbie the sign permit for the existing sign on the building for the business. Scott also spoke about the Tie-to-affidavit needing to be recorded in the recorder's office. All comments from the Tech Review were addressed and corrected.
Lynn Bowen asked for public comment on this petition. No comments. Public hearing was closed.
Zach Holsinger made a motion to approve pending the conditions:
1. Tie-to-affidavit be recorded and a copy to Planning & Zoning
2. Sign Permit be submitted.
3. Commercial Zoning Compliance be submitted to Planning and Zoning.
Ethan Prough seconded the motion.

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

COMMUNICATIONS: Robbie discussed the Plan Commission Rezone packet for May 23rd, that there will be two petitioners that night including the PUD and Rezone. Robbie also discussed the Floodplain audit on June 8th from FEMA. Also, discussed who would want a printed copy/email copy of the 1st module of the UDO. Library meetings time slots were all full, so Robbie mentioned having the future meetings in the Commissioner room. June 5th advisory and Plan Commission at 6:30p.m., June 6th two public meetings 1:00p.m. & 5:00p.m. Plan Commission is getting very busy and is requiring more inspections. Robbie and Jenni (Human Resources) are coming up with another job description for more help. Plan Commission is working very hard to get junk yards under control, a daily occurrence. Zoning Compliances go into a fund to help with any attorney fees that may arise.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS:

ADJOURNMENT: Zach Holsinger made a motion to adjourn. Lynn Bowen seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:15 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