

LAGRANGE COUNTY PLAN COMMISSION
JULY 11TH, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, JULY 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 6:01 p.m.

ROLL CALL: Lynn Bowen, Tyler Young, Zach Holsinger, Kevin Meyers, Jim Young, Sherri Johnston, Shannon Schrock

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Tyler Young made a motion to approve the agenda, Kevin Myers seconded the motion. A vote was taken, motion carried.

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

OLD BUSINESS

REZONE

(Public Hearing)

PLAN COMMISSION COMPREHENSIVE PLAN RECOMMENDATION REZONE ~ By: Plan Commission (23-R-05) Milford Twp., Sect. 32, T36N R11E, Sect. 33, T36N R11E, Sect. 34, T36N R11E zoned A-1 and S-1. Application is to rezone approximately 977 acres from A-1 to I-1 and S-1 to I-1 for potential development along the southside of the railroad tracks.

Robbie Miller introduced the petition and addressed concerns from the previous meeting from 05/23/2023.

Monica Rowe (6500 E 1200 N., Wolcottville) asked why the North side isn't being rezoned. Asked why this part was being rezoned when the infrastructure is all on the North side.

Jim Young spoke briefly about the North side having more wetlands and it didn't seem appropriate at the time to rezone that to Industrial and that the 977 acres was a starting point.

George Klink (8285 E 800 S., Wolcottville) Owns 5 parcels and has an easement on one of his properties along with a right-of-way. Was concerned about that.

Sheryl Rhinesmith (7635 S 550 E) asked if any modifications took place since the meeting on 5/23/23, wanted to know if there would be marketing for the land after the rezone.

Zach Holsinger stated that the board is looking for what will benefit the county. Could increase or decrease future property value and that there were no plans of marketing the property.

Lynn Bowen stated that LaGrange County has been reactive and that in doing the rezone it would be more proactive for the county (not waiting for something to happen).

Zach Holsinger made a motion to send this petition with No Recommendation to the Commissioners. Shannon Schrock seconded the motion.

NEW BUSINESS

PLANNED UNIT DEVELOPMENT

(Public Hearing)

YODER, KEN & RUBY ~ PIGEON RIVER DESIGNS~By: Hand to the Plow Surveying (23-PUD-03) Van Buren Twp., Sect. 13, T38N R08E, zoned A-1 & S-1. Located 7110 N 675 W., Shippshewana. Application is for an 80'x150' woodworking shop for building furniture. (Dual zoned)

Robbie Miller introduced the petition.

Scott Zeigler and Clayton Evans (Hand to the Plow Surveying 5678 W 350 S., Albion) explained that the property went to the BZA and was denied because of the traveling through the S-1 zoning. Briefly explained what the petitioner would like to do. It is a family business, no growth planned, nearest residence is 400-500 feet. Tie-to-affidavit is recommended to separate the home and business.

Lynn Bowen explained that animals are not allowed in the S-1 zoning so he doesn't think that a business being in S-1 Zoning would be the best idea.

Lynn Bowen asked for public comment, closed public hearing.

Owner did try to buy an I-2 ground and the owner backed out last minute.

Robbie Miller explained how this business is fit for LaGrange.

Jim Young proposed that if approved, the business can not be expanded, if it grows then owner will have to find different land.

Zach Holsinger proposed lots 1 & 2 stay together for future use.

Zach made a motion to send a positive recommendation to the Commissioners. Sherri Johnston seconded the motion.

SUBDIVISION

(Non-Public Hearing)

MELVIN & ELSIE GINGERICH ~ By. Hand to the Plow Surveying (23-SB-04) Eden Twp., Sect. 16, T36N R08E, zoned A-1. Located West of 8850 W 400 S., Topeka. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition in detail.

Scott Zeigler (Hand to the Plow Surveying) discussed the subdivision.

Lynn Bowen made a motion to approve the petition. Kevin Myers seconded the motion.

(Non-Public Hearing)

TROYER, JOE & MARIJO ~ By. Hand to the Plow Surveying (23-SB-23) Eden Twp., Sect. 28, T36N R08E, zoned A-1. Located W 700 S. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition in detail.

Scott Zeigler (Hand to the Plow Surveying) discussed the subdivision.

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

SITE PLAN

(Non-Public Hearing)

MILLER, STEVEN~AFO~ By. Agronomic/Taylor Land Surveying (23-SP-31) Clearspring Twp., Sect. 20, T36N R09E, zoned A-1. Located 5410 S 400 W., Topeka. Application is for a 48'x120' calf barn with concrete outdoor lot and 20'x40' manure storage.

Robbie Miller introduced the petition.

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

Melissa Lehman from Agronomics was present (336 E Lake St. Topeka), site plan was discussed at length.

Zach Holsinger made a motion to approve the petition. Kevin Myers seconded the motion.

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

(Non-Public Hearing)

MAST, HARLEY ~ By. Land & Boundary (23-SP-33) Clay Twp., Sect. 25, T37N R09E, zoned A-1. Located 0950 W US 20., Lagrange. Application is for a 12'x12' porch area near the entrance.

Robbie Miller introduced the petition.

Levi Rednour from Land and Boundary Surveying (401 S Third St., Goshen) was present along with the petitioner.

Site plan was discussed at length.

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

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

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

COMMUNICATIONS: Robbie Miller mentioned receiving more signatures for the interlocal agreement. Elkhart River association to work in the watershed at 319 Grant. Robbie spoke about Plan Commissions new employee Art Rangel.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: None.

ADJOURNMENT: Zach Holsinger made a motion to adjourn. Lynn Bowen seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:51 p.m.

NOTICE STATEMENT

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