

LAGRANGE COUNTY PLAN COMMISSION
AUGUST 15th, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, AUGUST 15TH, 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, Tyler Young, Zach Holsinger, Jim Young, Sherri Johnston, and Shannon Schrock.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

NEW BUSINESS

REZONE

(Public Hearing)

ATJ Real Estate Holding, LLC ~ By: Taylor Land Surveying (23-R-06) Bloomfield Twp., Sect. 07, T37N R10E, zoned B-3. Located NE Corner of SR 9 and 200 N., Lagrange. Application is to rezone approximately 4.71 acres +/- from B-3 to I-1 Zoning District.

Robbie Miller introduced the petition and addressed the rezone petition.

Amber Taylor from Taylor Land Surveying (1240 S 1150 E., LaGrange) was present as the petitioner along with Anu. Amber and Anu briefly explained the reason for the rezone, Anu gets numerous calls for Industrial property from potential buyers.

Tyler Young made a motion to send the petition with a favorable recommendation to the Commissioners. Jim Young seconded the motion.

SUBDIVISION

(Non-Public Hearing)

YODER LARD PROPERTIES~DALLAS BAY FINAL PHASE ~ By: Taylor Land Surveying (23-SB-22) Clearspring Twp., Sect. 25, T36N R09E, zoned L-1. Located on the North of 610 S & West of 30 W. Application is for a proposed eight (8)-lot minor plat

Robbie Miller introduced the petition.

Amber Taylor from Taylor Land Surveying (1240 S 1150 E., LaGrange) was present along with the petitioner. Robbie Miller suggested adding a 20' setback from the wetlands.

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

(Non-Public Hearing)

BRI-DA-BAR~ATWOOD FARMS~ By: Taylor Land Surveying (23-SB-24) Johnson Twp., Sect. 30, T36N R10E, zoned L-1. Located North of 0675 E 700 S., Wolcottville. Application is for a proposed fifteen (15)-lot minor plat.

Robbie Miller introduced the petition in detail.

Amber Taylor from Taylor Land Surveying (1240 S 1150 E., LaGrange) was present along with the petitioner.

Drainage issues were thoroughly discussed by the board considering this consists of 15 lots. Board discussed without a drainage plan then it would cause a lot more problems.

Lynn Bowen made a motion to table this petition until the next Plan Commission meeting (September 12th, 2023) to give the petitioner time to come up with a drainage plan. Freeman Miller seconded the motion.

(Non-Public Hearing)

KUHNS, MARVIN & ELIZABETH ~ By. Josh Lash (23-SB-25) Clay Twp., Sect. 16, T37N R09E, zoned A-1. Located 3430 W 200 N., LaGrange. Application is for a proposed two (2) lot-minor plat.

Robbie Miller introduced the petition in detail.

Josh Lash from Midwest Surveying (124 E Albion.) was present with the petitioner to discuss the plat.

Lot #2 will be accessed through easement on property.

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

(Non-Public Hearing)

HEATWOLE, ERIC & MICHELLE ~ **CHESTNUT RIDGE**~By. Taylor Land Surveying (23-SB-26)

Johnson Twp., Sect. 26, T36N R10E, zoned L-1. Located North of 4430 E 625 S., Wolcottville. Application is for a proposed one-lot minor plat.

Robbie Miller introduced the petition in detail, everything meets the requirements.

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

(Non-Public Hearing)

EICHER, BEN & MARYANN~ **RAILWAY VIEW** ~ By. Taylor Land Surveying (23-SB-27) Johnson Twp., Sect. 34, T36N R10E, zoned A-1. Located 7205 S Sr 9., Wolcottville. Application is for a proposed three (3)-lot minor plat.

Robbie Miller introduced the petition in detail. Plat meets all of the requirements.

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

(Non-Public Hearing)

BONTRAGER, VERNON & EDNA ~ By. Hand to the Plow Surveying (23-SB-28) Clearspring Twp., Sect. 07, T36N R09E, zoned A-1. Located 3900 S 500 W., Topeka. Application is for a one (1) lot-minor plat.

Robbie Miller introduced the petition in detail. Plat meets all of the requirements.

Jim Young made a motion to approve. Lynn Bowen seconded the motion.

SITE PLAN

(Non-Public Hearing)

G&B DIRECTIONAL BORING, LLC~**ENOS GINGERICH** ~ By. Taylor Land Surveying (23-SP-20)

Newbury Twp., Sect. 10, T37N R08E, zoned A-1. Located 2620 N 850 W. Application is for (3) additions to the residential structure for existing Boring business for storage and office space.

Robbie Miller introduced the petition.

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

Amber Taylor from Taylor Land Surveying (1240 S 1150 E) was present as the petitioner. Enos Gingerich was NOT present. Amber explained that it was approved by the Drainage Board. Amber Taylor mentioned that this would be the last expansion at this site.

Lynn Bowen made a motion to table this petition until September 12th Plan Commission where we can speak with the owner. Zach Holsinger seconded the motion.

(Non-Public Hearing)

MILLER, HENRY~**HWB ENTERPRISE, LLC** ~ By. JPR (23-SP-36) Eden Twp., Sect. 30, T36N R08E, zoned A-1. Located 11585 W 700 S., Millersburg. Application is for a 100'x100' warehouse addition for Photon Electric with a proposed future 3500 sq ft of retail space.

Robbie Miller introduced the petition in detail.

Matt Schuster from JPR (325 S Lafayette Blvd., South Bend) was present with the petitioner Henry Miller.

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

Site plan was discussed at length.

Freeman Miller made a motion to approve the petition. Shannon Schrock seconded the motion.

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

(Non-Public Hearing)

SHAWNA RAE'S ~By. Rob Yoder (23-SP-37) Shipshewana Town., Sect. 11, T37N R08E, zoned B-4. Located 125 Harrison St., Shipshewana. Application is for a 30'x30' addition onto the existing kitchen for indoor seating.

Robbie Miller introduced the petition in detail.

Rob Yoder (7740 W SR 120., Shipshewana) was present along with the petitioner Shawna Rae.

The board discussed the petition in detail and asked about public parking. All concerns were covered.

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

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

COMMUNICATIONS: Robbie Miller spoke about the Plan Commission Rezone Petition. It will most likely come back to Plan Commission for a recommendation. Robbie also went over the new fees for the Planning and Zoning department. (Variances, rezones, Zoning Compliances, PUD etc.). Robbie Miller also spoke about the UDO consultant, how she is doing a wonderful job listening to the concerns. Module 1 finalized draft and meetings have been scheduled. September 11th and 12th.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: None.

ADJOURNMENT: Zach Holsinger made a motion to adjourn. Tyler Young seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:49 p.m.

NOTICE STATEMENT

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