

LAGRANGE COUNTY PLAN COMMISSION
SEPTEMBER 12th, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, SEPTEMBER 12TH, 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, Ethan Prough, Freeman Miller, Kevin Meyers, Zach Holsinger, Jim Young, and Shannon Schrock.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Freeman Miller made a motion to approve the agenda, Kevin Meyers seconded the motion. A vote was taken, motion carried.

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

OLD BUSINESS

SUBDIVISION

(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 and explained the petition was back for clarification on drainage. Amber Taylor from Taylor Land Surveying (1240 S 1150 E., LaGrange) was present as the petitioner along with the owner. Amber spoke about drainage and added notes to the plat to correct that. Amber said they will be getting stormwater numbers to Zach, Robbie, and Tharon.

Zach Holsinger made a condition: No transferring lots or recording until bid is approved and pipes are replaced.

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 a Developmental Review for an existing business.

Robbie Miller introduced the petition.

Amber Taylor from Taylor Land Surveying (1240 S 1150 E., LaGrange) was present along with the petitioner. Enos Gingerich had to go to Drainage Board for approval. No additions proposed, developmental review only.

Lynn Bowen asked for public comment, closed public hearing.

Ethan Prough 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.

NEW BUSINESS

SUBDIVISION

(Non-Public Hearing)

YODER, LONNIE & ELIZABETH ~ By. Advanced Land Surveying (23-SB-29) Newbury Twp., Sect. 16, T37N R08E, zoned A-1. Located 1225 N 1000 W., Shipshewana. Application is for a proposed two (2) lot-minor plat.

Robbie Miller introduced the petition.

Ronnie Justice from Advanced Land Surveying was present as petitioner.

Came from Tech Review to show the flood prone area, other than that it meets all requirements.

Jim Young made a motion to approve the petition. Ethan Prough seconded the motion.

(Non-Public Hearing)

CHUPP, STEVEN & VERA ~ By. Advanced Land Surveying (23-SB-31) Newbury Twp., Sect. 22, T37N R08E, zoned A-1. Located West of 8020W 050N. Application is for a proposed one (1) lot-minor plat.

Robbie Miller introduced the petition in detail.

Ronnie Justice from Advanced Land Surveying was present as petitioner.

Came from Tech Review to show the wet area on survey. Meets all requirements.

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

SITE PLAN

(Non-Public Hearing)

MILLER, MAYNARD~ By. Land and Boundary Surveying (23-SP-38) Eden Twp., Sect. 28, T36N R08E, zoned A-1. Located 9895 W 700 S., Topeka. Application is for a 60'x60' structure for a farm equipment rental/maintenance business.

Robbie Miller introduced the petition in detail.

Levi Rednour from Land and Boundary (401 S. 3rd street., Goshen) explained the petitioner had drainage board approval on the 6th of September.

Lynn Bowen asked for public comment, there were none.

Freeman Miller made a motion to approve the petition. Kevin Meyers seconded the motion.

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

(Non-Public Hearing)

BEACHY, LOREN ~ By. Land and Boundary Surveying (23-SP-39) Johnson Twp., Sect. 34, T36N R10E, zoned A-1 & I-2. Located 206 E Vine St. & .78 acres located North of 206 E Vine St., Wolcottville. Application is for a Developmental Review for an existing business.

Robbie Miller introduced the petition in detail.

Levi Rednour from Land and Boundary (401 S. 3rd street., Goshen) explained they will be doing hard surface all the way to the building. All trucks will be entering on 400, meets all of the requirements.

Lynn Bowen asked for public comment, there were none.

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

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

(Non-Public Hearing)

CHRISTNER, JERRY~NORTHERN NUTRITION~ By. Land and Boundary (23-SP-40) Newbury Twp., Sect. 12, T37N R08E, zoned A-1. Located 2195 N 700 W., Shipshewana. Application is for a 36'x84' addition to the East side of the existing business.

Robbie Miller introduced the petition in detail.

Levi Rednour from Land and Boundary (401 S. 3rd street., Goshen) explained they have made all of the corrections that need made and Right-of-way will be restored.

Lynn Bowen asked for public comment, there were none.

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

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

(Non-Public Hearing)

POLISH GIRL COLLECTIBLES~By. Taylor Land Surveying (23-SP-41) LaGrange Town., Sect.30, T37N R10E, zoned B-2. Located 502 S. Poplar St., LaGrange. Application is for a proposed antique and collectible retail business.

Robbie Miller introduced the petition in detail.

Amber Taylor from Taylor Land Surveying (1240 S 1150 E., LaGrange) explained they will be removing handicap wrap and adding steps, landscaping and concrete the sidewalk. Lynn Bowen asked for public comment, there were none. Freeman Miller made a motion to approve. Zachary Holsinger seconded the motion. A vote was taken, 7 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

SCHLABACH, JOAS ~ By. Hand to the Plow Surveying (23-SP-42) Newbury Twp., Sect. 11, T37N R08E, zoned B-2. Located 742 E North St., Shpshewana. Application is for a short-term rental complex with 7 Tiny homes.

Robbie Miller introduced the petition.

Scott Zeigler and Clayton Evans from Hand to the Plow Surveying (5678 W 350 S., Albion) was present as the petitioner. Meets all of the requirements for approval.

Lynn Bowen asked for a public comment, there were none.

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

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

(Non-Public Hearing)

SCHWARTZ, MARK ~ By. Hand to the Plow Surveying (23-SP-43) Eden Twp., Sect. 16, T36N R08E, zoned A-1. Located 4890 S 950 W., Millersburg. Application is for a proposed 100'x106' wood finishing business for wholesale bedroom furniture.

Robbie Miller introduced the petition in detail.

Scott Zeigler and Clayton Evans from Hand to the Plow Surveying (5678 W 350 S., Albion) was present with Mark Schwartz. Scott explained that there will be no expansion just moving an existing business to a home plot.

Lynn Bowen asked for public comment, there were none.

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

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

COMMUNICATIONS: Robbie Miller spoke about the UDO Draft and would love more suggestions from the board. She is looking for a space for the next public meeting. The board spoke on the UDO in detail about setbacks, stormwater plans and increasing lot coverage.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: None.

ADJOURNMENT: Lynn Bowen made a motion to adjourn. Zachary Holsinger seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:15 p.m. (Recording stopped itself at 7:12p.m.)

NOTICE STATEMENT

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