

**LAGRANGE COUNTY PLAN COMMISSION**

*MAY 23rd, 2023*

THE LAGRANGE COUNTY PLAN COMMISSION MET IN SPECIAL SESSION ON **TUESDAY, MAY 23rd, 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, Zach Holsinger, Sherri Johnston, Jim Young, Freeman Miller, Shannon Schrock, and Kevin Myers.

**INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:**

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

**APPROVE MINUTES OF PREVIOUS MEETING:** Kevin Meyers made a motion to approve the previous minutes. Ethan Prough seconded the motion. A vote was taken, motion carried.

**NEW BUSINESS**

*PLANNED UNIT DEVELOPMENT*

*(Public Hearing)*

**INDIAN TRAILS** ~ By. Hand to the Plow Surveying (23-PUD-02) Lima Twp., Sect. 35, T38N R09E, zoned A-1. Located 1890 W. 450 N., Howe. Application is for a proposed Planned Unit Development for 14.02 +/- acres consisting of 3 lots for mixed use of agricultural and industrial zoning.

Robbie Miller introduced the petition.

Scott Zeigler (Hand to the Plow Surveying) was present as petitioner as well as the Troyer's (owner). Scott explained the business will have 19 employees, lot #3 will have no improvement at this moment, lot #2 are in I-2 standards. Drive is fairly large, but 2 drives would be ideal.

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

Zach asked how deliveries would be made, William Troyer mentioned semis with lumber and some straight trucks, loading dock is for outgoing material only.

Employees do get there by bike and buggy, there is a buggy rack to accommodate.

Freeman Miller made a motion to give a favorable recommendation to the Commissioners. Zach Holsinger seconded the motion.

*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 went into detail about the outline being the proposed Rezone and also explained the Land Use Character map and Future Land Use Character map. Robbie also mentioned that the Comprehensive plan was adopted and approved in August.

Lynn Bowen asked if there was any in favor of the rezone petition, there were none.

The board did mention that the South side of the track would be considered for rezone as of right now and potentially the North side in the future.

Mike Rowe (6500 E 1200 N) spoke briefly about the grain mill & railroad, rural living and not being opposed to Industrial zoning because he is involved in the industry. His concern was rail shipments and semi traffic issues on the road. Mike asked why start with the South side and not the North side being NIPSCO is located on 700 S and not 800 S, also public sewer is on 700 S.

Sheryl Rhinesmith (7365 S 550 E) shared her concern about such a huge amount of acreage (977 acres) being rezoned all at once. Would love to see a modification in the plan or to take the rezoning a little bit slower and not all at once. She spoke about parcel sizes and protecting the acres. Sheryl asked the board “why now?”, Zach Holsinger replied rezoning the land will preserve the land, if we keep it A-1 then it can be split and sold to numerous options, if it is Industrial then it will most likely stay the same for a long time. Sheryl showed concern about light and noise pollution.

Ethan Prough mentioned that rezoning this acreage ‘later’ would be next to impossible if it stays A-1 due to splitting and building Agri-businesses.

Lynn Bowen mentioned that I-1 is LIGHT industrial and not HEAVY. There is a difference in facility type for those locations.

Robbie Miller explained the C-terminal being an Agri-business and they went through site plan review and got approved and how any Agri-business can be placed in the A-1 zone.

John Quake (7236 E 300 N) Employed at Forest River and said he did move to the area to get away from Industrial type areas and was against the rezone.

Monica Rowe (6500 E 1200 N) Monica spoke about it zoned differently and keeping industrial in Industrial Parks, limiting Ag rezone to other uses than Industrial. She showed concern about community impacts, road concerns.

Bob Rhinesmith (7365 S 550 E) Bob spoke briefly about traffic crossing 550 and the roads not being about the handle heavy traffic.

George Klink (8285 E 800 S) George showed concern for the Right-of-ways on both sides of the roads. Also, George asked about taxes and Robbie Miller explained that your parcel is taxed on the use.

John Schwarz Sr- Mr. Schwarz owns a 130-acre farm in the area of the rezone, he feels he should have a say in the rezone for his better quality of life.

Ethan Prough mentioned that the rezone has been carefully thought out and wasn’t just thrown together in a matter of days.

John Schwarz showed concern for no outlet being on 800 S.

Jerry Langlin (6196 E 900 N) stated he lives 50’ from the railroad, doesn’t think he could sell his land and get the same use out of it. He has his home there and would rather see it stay the same because it could still be a farming ground.

Doug Stackhouse (7132 E 1200 N) Mr. Stackhouse is also against the rezoning of the acreage, was afraid his property value could decrease. Zach Holsinger did inform Mr. Stackhouse that it could decrease or increase property value depending on what property is used for. He asked what type of industries would be able to come into that area, Zach Holsinger mentioned it would have to be a rail delivery business.

Sherri Johnson mentioned that unemployment is low at the moment so there is no potential for development.

Zach Holsinger did inform that rezones can be rezoned all of the time if it doesn’t work out the way it is needed, the land is usually auctioned off and rezoning to an I-1 would save that from happening. Zach also mentioned that you could get a variance or rezone to build a home in the I-1 zoning district.

Lynn Bowen closed the public hearing at 7:00 p.m.

Robbie Miller made a recommendation to the board to take it under advisement and not take a vote as of May 23<sup>rd</sup>, 2023, that Planning and Zoning will get copies of all of the concerns wrote up and reviewed. (Plan board

and Engineer). She would like to review all of the concerns, consider looking at a different route as far as the acreage concern for rezoning all of the 977 acres at one time. Lynn Bowen agreed and mentioned that the biggest thing to consider is safety for everyone. Freeman Miller made a motion to take the rezoning under advisement and bring it back to the July 11<sup>th</sup> Plan Commission. (Withdrew the motion) Lynn Bowen made a motion to table the petition to the July 11<sup>th</sup> Plan Commission at 6:00 p.m. Kevin Myers seconded the motion.

***COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:*** None.

***OTHER BUSINESS:***

***ADJOURNMENT:*** Lynn Bowen made a motion to adjourn. Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:05 p.m.

**NOTICE STATEMENT**

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