

LAGRANGE COUNTY PLAN COMMISSION
OCTOBER 10th, 2023

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, OCTOBER 10TH, 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, Sherri Johnston and Shannon Schrock.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

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

NEW BUSINESS

SUBDIVISION

(Non-Public Hearing)

BONTRAGER, DEWAYNE/BEECHY, VERNON ~ By. Hand to the Plow Surveying (23-SB-30) Van Buren Twp., Sect. 21, T38N R08E, zoned A-1. Located West of 6690 N 900 W., Shipshewana. Application is for a proposed one (1)-lot minor plat.

Robbie Miller introduced and explained the petition.

Scott Zeigler and Clayton Evans from Hand to the Plow Surveying (5678 W 350 S., Albion) were present along with the petitioner.

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

(Non-Public Hearing)

SCHMUCKER, PERRY & ELLA ~ By. Hand to the Plow Surveying (23-SB-33) Clay Twp., Sect. 17, T37N R09E, zoned A-1. Located 1505 N 500 W., Shipshewana. Application is for a proposed one (1) lot-minor plat.

Robbie Miller introduced and explained the petition.

Scott Zeigler and Clayton Evans from Hand to the Plow Surveying (5678 W 350 S., Albion) were present along with the petitioner.

Lynn Bowen made a motion to approve the petition. Zachary Holsinger seconded the motion.

(Non-Public Hearing)

FRY, LEE & KAREN ~ By. Hand to the Plow Surveying (23-SB-34) Bloomfield Twp., Sect. 27, T37N R10E, zoned A-1. Located 655 S 300 E., LaGrange. Application is for a proposed one (1) lot-minor plat.

Robbie Miller introduced and explained the petition.

Scott Zeigler and Clayton Evans from Hand to the Plow Surveying (5678 W 350 S., Albion) were present along with the petitioner.

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

SITE PLAN

(Non-Public Hearing)

BEECHY, VERNON ~ NATURES DESIGN PET FOOD~ By. Hand to the Plow Surveying (23-SP-44) Van Buren Twp., Sect. 21, T38N R08E, zoned A-1. Located East of 6730 N 1000 W. Application is for a 50'x96' pet food processing facility with an 8'x40' engine room.

Robbie Miller introduced and explained the petition.

Scott Zeigler and Clayton Evans from Hand to the Plow Surveying (5678 W 350 S., Albion) were present along with the petitioner.

Vernon will have wholesale and retail wet and packaged dog food. There will be 3 phases, phase 2 is residential and they will have 3 full-time employees.

Lynn Bowen asked for public comment, public comment was closed.
Ethan Prough made a motion to approve the petition. Freeman Miller seconded the motion.
A vote was taken, 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

SCHMIDT, JOHN~MEADOWBROOK VILLAGE~ By. Taylor Land Surveying (23-SP-45) LaGrange Town., Sect. 20, T37N R10E, zoned U-1. Located 903-921 Pleasant Ln., LaGrange. Application is for a proposed (5) five lot residential expansion.

Robbie Miller introduced and explained the petition.

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

The site plan was discussed at length by the board.

Lynn Bowen asked for public comment, public comment was closed.

Shannon Schrock made a motion to approve the petition. Zach Holsinger seconded the motion.

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

(Non-Public Hearing)

LEHMAN, MERVIN & AMANDA~CFO ~ By. Agronomics/Taylor Land Surveying (23-SP-46) Johnson Twp., Sect. 27, T36N R10E, zoned A-1. Located on parcel #44-10-27-200-006.000-010, South of 6070 S 400 E., Wolcottville. Application is for a proposed 56'x540' Herbruck Pullet barn, 42'x48' covered manure storage, 16'x24' office area in barn, 32'x16' concrete pad, 10'x14' motor room and 15'x30' feed bin pad.

Robbie Miller introduced and explained the petition.

Melissa Lehman from Agronomics Solutions (336 E Lake St, Topeka, IN) was present along with the petitioner. Melissa explained the use of the CFO being to house 56,000 chicks for 17 weeks to help with the numerous egg contracts in the area. No berms are required, IDEM did require soil borings. NOI & Rule 5 has been filed with the appropriate offices.

Lynn Bowen asked for public comment in favor of the petition

- Steve McKown spoke about the odors around the lake, he doesn't think the CFO would be much different then what is already there.

Lynn Bowen asked for any remonstrators:

- Carolyn Muller spoke against the petition. Carolyns concern is air quality, home values, lake quality and the site being across from a school (extra traffic). Carolyn stated she had a petition against the petition with 90 signatures.
- Teresa Gust sent a letter to the Plan Commission, Robbie read the letter to the board stating the concerns of waste disposal and preserving the watershed.
- Robert & Laura Berghoff -also sent a letter to the Plan Commission, Robbie Miller read it to the board. Robert & Laura's concerns were the intersection becoming dangerous, the school across the street, manure piling up, lake pollution and water quality testing from Lake Council.

The concerned wrote letters to IDEM about the petition but no appeals were ever made against the CFO. Melissa explained how it will be enclosed, climate controlled with fans and will have trees planted by the fans to control odor. They will be selling manure to surrounding farmers. The board suggested using lime in the sawdust to reduce smell, but the County does not have an ordinance on odor.

Lynn Bowen closed the public comment.

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

A vote was taken, 6 Yes / 2 No / 0 Abstain and the motion carried.

COMMUNICATIONS: Robbie spoke about 2024 changes, fee increases.

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 7:13 p.m.

NOTICE STATEMENT

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