

**LAGRANGE COUNTY PLAT COMMITTEE**  
**April 16, 2020**

THE LAGRANGE COUNTY PLAT COMMITTEE MET IN REGULAR SESSION ON **THURSDAY, APRIL 16, 2020 AT 8:30 A.M.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

**CALL TO ORDER:** Terry Holsinger called the meeting to order at 8:31 a.m.

**ROLL CALL:** Terry Holsinger, Zack Holsinger, Ben Parish, Larry Miller, Robbie Miller, Brittney Johnston.

**ADOPT AGENDA:** Robbie Miller stated that 20-SP-20 was being added to the agenda. Terry Holsinger made a motion to approve. The motion carried and the corrected agenda was approved.

**APPROVE MINUTES OF PREVIOUS MEETING:** Larry Miller made a motion to approve the minutes. Ben Parish seconded the motion. Motion was approved.

**VERIFY CONDITIONS OF PREVIOUS MEETING:** None.

**OLD BUSINESS**

**SITE PLAN**

*(Non-Public Hearing)*

**NATIONAL OIL ~ PHILLIPS 66 ~ By: Burns Distribution Co., Inc. (20-SP-20):** Lima Twp., Sect. 25, T38N R9E, zoned B-3. Located at 5450 N SR 9, Howe. Application is for a proposed 208 sq. ft. addition to an existing gas station / convenience store.

Robbie Miller introduced the petition and reviewed the site plan.

Zack Holsinger commented that he approved the petition since the last meeting.

Ben Parish commented that the proposed addition would clean up the existing area.

Ben Parish made a motion to send the site plan to the LaGrange County Plan Commission with a positive recommendation. Larry Miller seconded the motion. A vote was taken, motion carried. The site plane will be sent to the LaGrange County Plan Commission.

*(Non-Public Hearing)*

**BONTRAGER, ERVIN & LORETTA ~ By: Midwest Land Surveying (19-SP-66)** Newbury Twp., Sect. 36, T37N R8E, zoned A-1. Located at 6565 W 200 S, Topeka. Application is for proposed 2,640 sq. ft., 896 sq. ft., 700 sq. ft., 6,480 sq. ft. and 1,280 sq.ft. additions to existing plywood furniture manufacturing business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained the petition was held due to being located in a flood plain according to DNR. The area had since been cleared by DNR after work was completed. The board discussed the petition.

Zack Holsinger made a motion to send the site plan to the LaGrange County Plan Commission. Ben Parish seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission.

*(Non-Public Hearing)*

**DIEHM, ROGER & SHELLY ~ By: Midwest Land Surveying (20-SP-18):** Bloomfield Twp., Sect. 19, T37N R10E, zoned I-1. Located at 401 E Wayne St., LaGrange. Application is for a

7,500 sq. f t. building, 1- 15' grain bin, 2-12' grain bins, 3-10' grain bins and 4-7' grain bins for a commodities mixing business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that this petition was previously tabled until the Town of LaGrange was able to review the site plan and make any changes.

Zack Holsinger questions if the grain bin on the North side would be removed.

Robbie Miller agreed that if the grain bin is or is not being removed need to be adjusted correctly on the site plan. Mrs. Miller also stated that the Town of LaGrange will give positive recommendation once the site plan meets DZL's requirements.

The board discussed the petition at length.

Zack Holsinger made a motion to send the site plan to the LaGrange County Plan Commission with a positive recommendation once they receive the letter from Town of LaGrange. Larry Miller seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission pending the letter from the Town of Lagrange with positive recommendation.

**NEW BUSINESS**  
**VACATION**

*(Non-Public Hearing)*

**LEHMAN, PAUL & SHARON** ~ By: Taylor Land Surveying (20-VAC-02) Clearspring Twp., Sect. 20, T36N R9E, zoned A-1. Located at 4580 W 500 S, Topeka. Application is to vacate Lot 1 of Nelson Miller Subdivision.

Robbie Miller introduced the petition and reviewed the vacation.

The board discussed the vacation.

Larry Miller made a motion to approve the vacation. Ben Parish seconded the motion. A vote was taken, motion carried. The vacation was approved.

*(Non-Public Hearing)*

**BONTRAGER, DAVID & ELNORA ~ BONTRAGER FAMILY** ~ By: Taylor Land Surveying (20-VAC-03) Clay Twp., Sect. 18, T37N R9E, zoned A-1. Located at 5190 W 100 N LaGrange. Application is to vacate Lot 3 of Floyd's Acres Subdivision.

Robbie Miller introduced the petition and reviewed the vacation. Mrs. Miller explained that the petition pertained to vacating a portion of Lot 3.

Terry Holsinger asked Why not completely vacate Lot 3?

Robbie Miller stated there is already a legal description for it. Better than having a re-plat of Lot 3.

The board discussed at length.

Larry Miller made a motion to approve the partial vacation. Ben Parish seconded the motion. A vote was taken, motion carried. The partial vacation of Lot 3 was approved.

*SUBDIVISION*

*(Non-Public Hearing)*

**BONTRAGER, DAVID & ELNORA ~ BONTRAGER FAMILY ~ By: Taylor Land Surveying (20-SB-16)** Clay Twp., Sect. 18, T37N R9E, zoned A-1. Located at 5190 W 100 N, LaGrange. Application is for a one-lot minor plat.

Robbie Miller introduced the petition and reviewed the vacation.

Zack Holsinger asked how many acres are on these lots.

Robbie Miller replied there are 15 acres in total.

Zack Holsinger questioned if three was the max amount of lots.

Robbie Miller explained there is nothing stating three is the maximum number of lots.

There is nothing in the subdivision or zoning ordinance to verify unless a new road is being put in. If this petition was to return Mrs. Miller would require a master plan be provided.

The board discussed the petition at length.

Larry Miller made a motion to approve the vacation with the condition of no further development without a master plan and the verification of the easement. Zack Holsinger seconded the motion. A vote was taken, motion carried. The vacation was approved with the condition of no further development without a master plan and the verification of the easement.

***ADJOURNMENT:*** Larry Miller made a motion to adjourn, Ben Parish seconded the motion. The meeting was adjourned at 9:03 a.m.

LAGRANGE COUNTY, INDIANA

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