

LAGRANGE COUNTY PLAT COMMITTEE
April 2, 2020

THE LAGRANGE COUNTY PLAT COMMITTEE MET IN REGULAR SESSION ON **THURSDAY, APRIL 2nd, 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, Alfredo Garcia, Larry Miller, Robbie Miller, Brittney Johnston.

ADOPT AGENDA: None

APPROVE MINUTES OF PREVIOUS MEETING: Terry Holsinger made a motion to approve the minutes. Zack Holsinger seconded the motion. Motion was approved.

VERIFY CONDITIONS OF PREVIOUS MEETING: None.

OLD BUSINESS

(Non-Public Hearing)

MULLET, LEROY & NAOMI ~ MULLET'S MACHINERY & PARTS ~ By: Midwest Land Surveying (20-SP-13) Eden Twp., Sect. 27, T36N R8E, zoned B-3. Located at 6840 S SR 5, Topeka. Application is for a proposed 12,000 sq. ft. building for manufacturing and retail.

Robbie Miller introduced the petition and reviewed the plat. She stated that the driveway does not meet INDOT's requirements. The building's dimensions are 60' x 200'. Mrs. Miller explained the landscaping and loading area concerns have been adjusted.

Zack Holsinger questioned if there is a plan for the outdoor storage area to be covered by grass, gravel, etc.

Larry Miller stated that the owner takes good care of the property.

Robbie Miller stated that the driveway issue must be resolved before moving forward and there is a need to define the outdoor storage of agricultural equipment.

Larry Miller made a motion to approve pending the INDOT approval and definition of the outdoor storage area. Alfredo Garcia seconded the motion. A vote was taken, motion carried.

The plat was approved pending the two stipulations.

NEW BUSINESS

SUBDIVISION

(Non-Public Hearing)

HUNTER, GRANT~ LIVING WELL ~ By: Taylor Land Surveying (20-SB-14) Milford Twp., Sect.3, T36N R11E, zoned A-1. Located at 400' N of CR 275 S on the West side of CR 950 E. Application is for four-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

Terry Holsinger asked if the four-lot division is the most that it can be divided. Which Mrs.

Miller confirmed. Mrs. Miller then confirmed that the intent of the owners was not to sell lots or to subdivide any further.

Zack Holsinger made a motion to send the site plan to the LaGrange County Plan Commission with a positive recommendation, Alfredo Garcia seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission.

(Non-Public Hearing)

MYNHIER FAMILY IRREVOCABLE TRUST ~ MYNHIER ESTATES ~ By: Taylor Land Surveying (20-SB-15) Milford Twp., Sect. 29, T36N R11E, zoned A-1. Located at Northwest corner of CR 700 S and CR 200 E. Application is for a three-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat. Mrs. Miller stated that is it the last division of the property.

Larry Miller made a motion to approve the plat, Alfredo Garcia seconded the motion. A vote was taken, motion carried. The plat was approved as presented.

SITE PLAN

(Non-Public Hearing)

PETERSHEIM, ALLEN & LUELLA ~ A&L STORAGE BARNs ~ By: Rob Yoder (20-SP-10) Bloomfield Twp., Sect. 08, T37N R10E, zoned A-1. Located at 2700 N 200 E, LaGrange. Application is for a proposed 6,000 sq. ft. warehouse for an existing manufacturing business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that the petition must go to the Board of Zoning Appeals if approved conditionally, the business originally did not ask for outdoor storage when granted approval. Since then outdoor storage has been added.

Terry Holsinger claimed that the owner appears to have outgrown the area and needs to run the property properly.

Robbie Miller stated the owners need to see and approve site plans prior to submittal. Mrs. Miller expressed concern over an area being used to burn materials in a dirt hole.

The board discussed at length, citing concerns with multiple issues.

Terry Holsinger clarified the concerns of environmental issues and storage needing defined.

Zack Holsinger made a motion to table until the petition goes to the Board of Zoning Appeals.

Alfredo Garcia seconded the motion. A vote was taken, motion carried. The site plan will be postponed until the petition is reviewed by the Board of Zoning Appeals.

(Non-Public Hearing)

YODER, CHRIS & LEORA ~ LAKESIDE NURSERY~ By: Rob Yoder (20-SP-12):

VanBuren Twp., Sect. 25, T38N R8E, zoned A-1. Located at 5170 N 675 W, Shipshewana.

Application is for a proposed 2,880 sq. ft. building addition for retail/warehouse for an existing commercial greenhouse.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller stated that this does have to go to the Board of Zoning Appeals due to the building set back. Terry Holsinger questioned if it is closer to the road than the previous existing building. Robbie Miller explained it is a 90-foot setback, and that the site is very well maintained, has hard surface and labeled parking, and landscaping was no concern. Mrs. Miller only concern was a lack of parking however, there is a hitching post to help provide additional parking. Larry Miller made a motion for a positive recommendation pending on approval by the Board of Zoning Appeals. Ben Parish

seconded the motion. A vote was taken, motion carried. The site plan will be sent to the Plan Commission pending approval from the Board of Zoning Appeals.

(Non-Public Hearing)

SUNRISE WORKSHOP, INC.~ LAVERN BONTRAGER ~ By: Rob Yoder (20-SP-16): Clearspring Twp., Sect. 11, T36N R9E, zoned A-1. Located at 3770 S 150 W, LaGrange. Application is for a proposed 2,880 sq. ft. addition to an existing business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller stated that this does have to go to the Board of Zoning Appeals due to the building set back.

Zack Holsinger pipe sizes/structure for the retention pond had previously been discussed.

Robbie Miller stated she had asked that the site plan show the radius of the well being 100 ft. from the septic. Mrs. Millers other concerns of labeled parking and landscaping had since been addressed.

Zack Holsinger requested calculations for the pipes in and out of the retention pond, stone, hard surface, cubic feet etc. Alfredo Garcia stated that the retention pond is too close to the septic system, it does not show a distance of 25 ft. away and needs to be checked and shown on the site plan.

Zack Holsinger made a motion to pass with a positive recommendation with the drainage calculations and distance from the retention pond to the septic system being verified. Larry Miller seconded the motion. A vote was taken, motion carried. The site plan will be sent to the Plan Commission with a positive recommendation pending approval from the Board of Zoning Appeals.

(Non-Public Hearing)

ALBER, COLE/MILLER, LLOYD ~ COLE'S AUTO DETAILING, LLC~ By: Midwest Land Surveying (20-SP-17): Lima Twp., Sect. 31, T38N R10E, zoned A-1. Located at 0735 E 400 N, Howe. Application is to operate a car detailing business in an existing 1,904 sq. ft. building.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained this had previously been through BZA and approved. Mrs. Miller's concerns applied to the driveway which Ben Parish stated there are no concerns.

Ben Parish explained Cole Alber does not want to pave the entire driveway should the site plan be approved.

Zack Holsinger stated he previously had asked for a drainage plan to be added for storm water.

Terry Holsinger asked if there were any remonstrators at the Board of Zoning Appeals meeting. Ben Parish replied there were none.

Zack Holsinger made a motion to pass with positive recommendation pending drainage plan. Alfredo Garcia seconded the motion. A vote was taken, motion carried. The site plan will be sent to the Lagrange County Plan Commission pending an updated drainage plan.

(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 this had not gone to the Town of Lagrange yet, and still required a Town letter.

Zack Holsinger stated that the retention pond will be expanded.

Terry Holsinger questioned if the mill's driveway is acceptable.

Robbie Miller pointed out that the culverts may be a concern with the town.

The board discussed at length.

Zack Holsinger motioned to table until the Town of LaGrange is able to review the site plan and make any changes.

Larry Miller seconded the motion. A vote was taken, motion carried. The site plan will be postponed until it is reviewed by the Town of Lagrange and any necessary changes are made.

(Non-Public Hearing)

R3J, LLC ~ By: Star J Construction (20-SP-19): Newbury Twp., Sect. 03, T37N R8E, zoned I-2. Located at 3700 N SR 5, Shipshewana. Application is for a proposed 5,376 sq. ft. warehouse addition to an existing woodworking business.

Robbie Miller introduced the petition and requested the petition be tabled until they provide an updated site plan. Melissa Naylor went to take photographs and discovered 6 structures are at the property that are not on the current site plan, including one that is attached to the existing building. Horses were also found by Mrs. Naylor back on industrial ground.

Zack Holsinger made a motion to table until a new site plan is submitted, Ben Parish seconded the motion. A vote was taken, motion carried. The site plan will be postponed until the new site plan is submitted.

(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 requested the petition be tabled due to the corrections that were submitted not meeting the deadline for the meeting.

Zack Holsinger mad a motion to table.

The board discussed the petition.

Larry Miller seconded the motion. A vote was taken, motion carried. The site plan will be postponed until the next meeting.

(Non-Public Hearing)

LC COVERS, LLC ~ By: Taylor Land Surveying (20-SP-21): Bloomfield Twp., Sect. 30, T37N R10E, zoned I-2. Located at 909 S Poplar St., LaGrange. Application is for a 4,200 sq. ft. addition to manufacture and clean boat lift covers.

Robbie Miller introduced the petition and reviewed the site plan.

Zack Holsinger asked what the business is going to be.

Robbie Miller explained it is a business pertaining to boat covers.

The board discussed the petition.

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

(Non-Public Hearing)

BONTRAGER, FLOYD ~ CLEARSPRING PRODUCE AUCTION ~ By: Rob Yoder (20-SP-23) Clearspring Twp., Sect. 04, T36N R09E, zoned B-1. Located at 2050 S 300 W.

Application is for a proposed warehouse for building skids, packing and shipping supplies.

Robbie Miller introduced the petition and reviewed the site plan.

Zack Holsinger stated drainage wasn't labeled.

Robbie Miller explained the drain is on the south side of 200, also there is plenty of parking, two hitching racks, and two ADA parking spots that will be labeled.

Zack Holsinger explained all concerns had been addressed other than adding the setback line for the regulated drain.

The board discussed the petition at length.

Zack Holsinger made a motion for positive recommendation pending the condition of the setback line on the regulated drain, Alfredo Garcia seconded the motion. A vote was taken, motion carried. The site plan will be sent to the Lagrange County Plan Commission with a positive recommendation pending the one condition.

OTHER BUSINESS: The committee discussed possibilities on how to move forward with meetings that have been postponed due to the current restrictions being enforced due to COVID-19. Discussion pertained to allowing PLAT meetings to continue on due to the total number of people involved is less than 10. BZA & Plan Commission meetings will be postponed until further notice due to the requirement of public hearings. Also discussed were upcoming possibilities for online options for customers.

ADJOURNMENT: Terry Holsinger made a motion to adjourn, Zack Holsinger seconded the motion. The meeting was adjourned at 9:35 a.m.

LAGRANGE COUNTY, INDIANA

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