

**LAGRANGE COUNTY PLAT COMMITTEE
DECEMBER 3, 2020**

THE LAGRANGE COUNTY PLAT COMMITTEE MET IN REGULAR SESSION ON **THURSDAY, DECEMBER 3, 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 8:30 a.m.

ROLL CALL: Ben Parish, Alfredo Garcia, Terry Martin, Terry Holsinger, and Zach Holsinger.

ADOPT AGENDA: Terry Holsinger made a motion to adopt the agenda, Zach Holsinger seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING: None.

VERIFY CONDITIONS OF PREVIOUS MEETING: None.

NEW BUSINESS
SUBDIVISION

(Non-Public Hearing)

CLARK, DAVID ~ REPLAT OF LOT'S 1 & 2 IN CLARK'S SUBDIVISION ~ By: Taylor Land Surveying (20-SB-56) Milford Twp., Sect.11, T36N R11E, zoned L-1. Located East of 3410 S 1075 E, LaGrange. Application is for a four-lot minor plat.

Robbie Miller introduced the petition and explained there was no petitioner or representative present.

Zach Holsinger made a motion to postpone the petition due to lack of representation, Terry Holsinger seconded the motion. A vote was taken, motion carried. The petition was postponed until the next available meeting.

(Non-Public Hearing)

HOCHSTETLER, LAMAR & LORANNA ~ J & S PATRICK MINOR SUBDIVISION ~ By: Hand to the Plow Surveying (20-SB-57) Clay Twp., Sect.25, T37N R09E, zoned A-1. Located at 875 W 100 S, LaGrange. Application is for a one-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

Scott Zeigler, Hand to the Plow Surveying, was present on behalf of the petitioner.

The board discussed the plat.

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

SITE PLAN

(Non-Public Hearing)

LAMBRIGHT, DENNIS & RHONDA ~ NATURE UNLIMITED ~ By: Rob Yoder (20-SP-75): Clearspring Twp., Sect. 31, T36N R09E, zoned U-1. Located 219 Nature Trail, Topeka. Application is for a proposed 2,016 sq. ft. for a retail greenhouse and landscaping accessories.

Robbie Miller introduced the petition and reviewed the site plan.

Rhonda Lambright, 219 Nature Trail, was present as the petitioner and explained the site plan.

The board discussed the site plan.

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

(Non-Public Hearing)

MILLER, MARION & MILLER, LEVI ~ AFO ~ Taylor Land Surveying/Agronomic Solutions (20-SP-76): Van Buren Twp., Sect. 27, T38N R08E, zoned A-1. Located at 8730 W SR 120, Shipshewana. Application is for a proposed 60'x90' freestall barn for 40 cattle.

Robbie Miller introduced the petition and reviewed the site plan.

Tiffany Rolin, Agronomic Solutions, was present on behalf of the petitioner and explained the site plan. Ms. Rolin informed the board the petition will be going before the drainage board, and that bridges are already in place for the cattle to cross the ditch.

The board discussed the site plan and the option to fence the ditch and block the cattle from access.

Zach Holsinger made a motion to approve pending the fence installation to prevent access to the drainage ditch, Ben Parish seconded the motion. A vote was taken, motion carried. The site plan was approved pending the condition.

(Non-Public Hearing)

MILLER, DEVON & WANETA ~ AFO ~ Taylor Land Surveying/Agronomic Solutions (20-SP-77): Eden Twp., Sect. 20, T36N R08E, zoned A-1. Located at 5790 S 1050 W, Millersburg. Application is for a proposed 50'x540' Kalmbach layer barn for 20,000 chickens, 15'x30' feed bins, and a 14'x16' motor room.

Robbie Miller introduced the petition and reviewed the site plan.

Tiffany Rolin, Agronomic Solutions, was present on behalf of the petitioner and explained the site plan. Ms. Rolin explained the Kalmbach barn required 10 acres of pasture, and that Devon Miller parcels were combined into one and recorded.

The board discussed the site plan.

Zach Holsinger made a motion to approve pending an approved Rule 5, Alfredo Garcia seconded the motion. A vote was taken, motion passed. The site plan was approved pending the condition.

(Non-Public Hearing)

MAST, CHRISTY & FREIDA ~ Rob Yoder (20-SP-78): Clearspring Twp., Sect. 28, T36N R09E, zoned A-1. Located at 3670 W 600 S, Topeka. Application is for a proposed fabrication and retail sales business of horse related harness equipment and accessories in an existing 2,126 sq. ft. building.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller informed the board that the petition was Rule 5 exempt, approved by the LaGrange County Board of Zoning Appeals, and still awaiting the state review for the building department.

Rob Yoder, 7740 W SR 120, was present on behalf of the petitioner and explained the site plan.

The board discussed the site plan, employees, and possible signage.

Zach Holsinger made a motion to send with a positive recommendation pending approval from the building department, and an issued zoning compliance certificate issued by the planning department, Ben Parish seconded the motion. A vote was taken, motion carried. The site plan was sent to the LaGrange County Plan Commission pending the conditions.

OTHER BUSINESS: None.

ADJOURNMENT: Ben Parish made a motion to adjourn, Alfredo Garcia seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 9:04 a.m.

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