

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

THE LAGRANGE COUNTY PLAT COMMITTEE WILL MEET IN REGULAR SESSION ON **THURSDAY, JULY 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 8:32 a.m.

**ROLL CALL:** Terry Holsinger, Zack Holsinger, Larry Miller, Alfredo Garcia, Ben Parish

**ADOPT AGENDA:** Terry Holsinger made a motion to accept the adopted agenda. Alfredo Garcia seconded the motion. A vote was taken, motion passed.

**APPROVE MINUTES OF PREVIOUS MEETING:** Ben Parish made a motion to accept the previous minutes, Larry Miller seconded the motion. A vote was taken, motion passed.

**VERIFY CONDITIONS OF PREVIOUS MEETING:** None

**OLD BUSINESS**

**SITE PLAN**

*(Non-Public Hearing)*

**LAKEFRONT PROPERTIES REAL ESTATE, LLC ~ SHIPSHE WELDING ~ By: Midwest Land Surveying (20-SP-23)** Newbury Twp., Sect. 21, T37N R8E, zoned I-1. Located at 9340 W US 20, Shipshewana. Application is for a proposed 12,600 sq. ft. building for fabrication of metal trailers.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned to the board that the petition had previously been tabled to address the outdoor storage, hazardous waste storage, and the driveway to the East of the property.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner.

The board discussed the plat.

Josh Lash explained the driveway is now being closed, a hazardous waste manifest was submitted, along with IDEM permits for air quality, and the plans to screen storage.

Zack Holsinger asked what is the hazardous waste.

Josh Lash informed the board it is dried paint chips.

Zack Holsinger made a motion to send to the LaGrange County Plan Commission with a neutral 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)*

**SCHROCK, ALBERT & ELLA / SCHROCK, ELI & ROSELLA ~ BIKE SHOP ~ By: Sexton & Associates (20-SP-24)** Newbury Twp., Sect. 09, T37N R8E, zoned A-1. Located at 2235 N 1000 W, Shipshewana. Application is to operate a bike shop with retail and repair in an A-1 zoning district.

Robbie Miller introduced the petition and reviewed the site plan.

Randy Sexton, Sexton & Associates, was present on behalf of the petitioner.

The board discussed the site plan.

Larry Miller made a motion to send to the Plan Commission pending an updated site plan with the well location, septic information, pipe size, and a landscaping plan, Ben Parish seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission.

**NEW BUSINESS**  
**SUBDIVISION**

*(Non-Public Hearing)*

**ASPY, STEVEN & ROBIN / STEWART, DANIEL & CYNTHIA ~ REPLAT OF LOT 19, DALLAS HEIGHTS ~ By: Taylor Land Surveying (20-SB-32)** Clearspring Twp., Sect. 25, T36N R9E, zoned L-1.

Located at the Northeast corner of CR 625 S & 075 W. Application is for a two-lot minor accessory lot plat.

Robbie Miller introduced the petition and reviewed the plat.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner. Mrs. Taylor explained the plat.

The board discussed the plat.

Larry Miller made a motion to approve the plat with the condition of a tie to affidavit, Alfredo Garcia seconded the motion. A vote was taken, motion carried. The plat was approved presented.

**SITE PLAN**

*(Non-Public Hearing)*

**MILLER, JOHN/ OAK GROVE TAX SERVICES LLC ~ By: Taylor Land Surveying (20-SP-35):**

VanBuren Twp., Sect. 29, T38N R9E, zoned A-1. Located at 4430 W SR 120, Shipshewana. Application is to operate a tax preparation and book keeping office in an A-1 zoning district.

Robbie Miller introduced the petition and reviewed the plat. Mrs. Miller explained to the board that the petition had already been heard at the BZA & approved.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner. Mrs. Taylor explained the plat.

The board discussed the plat.

Zack Holsinger made a motion to send to the Plan Commission with a positive recommendation with the condition of labeling the ADA parking space, 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)*

**LKB, LLC/TOPEKA GRAPHICS ~ By: Midwest Land Surveying (20-SP-41):** Eden Twp., Sect. 25, T36N R8E, zoned I-2. Located at 428 Hawpatch #015 Dr., Topeka. Application is for a proposed 8,000 sq. ft. manufacturing building for fiberglass truck hoods.

Robbie Miller introduced the petition and reviewed the plat.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner. Mr. Lash explained the plat & informed the board that a Town letter will be received soon, and that a landscaping plan will be added to the site plan once confirmed with the client.

The board discussed the plat.

Larry Miller made a motion to send to the Plan Commission with a neutral 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)*

**BONTRAGER, ERVIN & JOANN ~ AFO ~ By: Hand to the Plow Surveying, LLC (20-SP-43):** Clay Twp., Sect. 26, T37N R9E, zoned A-1. Located at 1925 W 100 S, LaGrange. Application is for a proposed 43'x600' poultry broiler barn, 10'x16' motor room, 12'x24' compost bin and 15'x30' feed bin.

Robbie Miller introduced the petition and reviewed the plat.

Scott Zeigler, Hand to the Plow Surveying, was present on behalf of the petitioner. Mr. Ziegler explained the plat.

The board discussed the plat.

Zack Holsinger made a motion to approve pending the chosen option to meet the floodplain requirements, Alfredo Garcia seconded the motion. A vote was taken, motion carried.

*(Non-Public Hearing)*

**MILLER, AMOS & FANNIE ~ CFO ~ By: Taylor Land Surveying (20-SP-44):** Lima Twp., Sect. 34, T38N R9E, zoned A-1. Located at 2375 W 450 N, Howe. Application is for a proposed 80' x290' heifer barn, expanding and covering two feed lanes, expanding and covering one manure stack and constructing a second manure stack.

Robbie Miller introduced petition and reviewed the site plan. Mrs. Miller informed the board that the petition had already been to the BZA for a setback & approved, along with an IDEM permit arriving any day.

The board discussed the plat.

Zack Holsinger made a motion to send to Plan Commission with a positive recommendation pending the IDEM permit, 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)*

**YODER, MARK & DORETTA ~ THE CONNNECTION ~ By: Taylor Land Surveying (20-SP-45):** VanBuren Twp., Sect. 35, T36N R8E, zoned A-1. Located at 2165 W Lake St., Topeka. Application is for a proposed 2,800 sq. ft. office for a home based publication design business.

Robbie Miller introduced petition and reviewed the site plan. Mrs. Miller informed the board that this petition went through the BZA for a home based business, accessory structure, and a setback.

The board discussed the plat.

Zack Holsinger made a motion to send to the 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.

*(Non-Public Hearing)*

**INTERRA CREDIT UNION~ By: Crystal Welsh, Abonmarche Consultants (20-SP-46):** Bloomfield Twp., Sect. 19, T37N R10E, zoned B-2. Located at Northeast corner E. Central Ave. & S. Poplar St., LaGrange (parcel #'s 44-07-19-400-002.046-002, 44-07-19-400-002.047-002 & 44-07-19-400-003.063-002). Application is for a new Interra Credit Union.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller informed the board that this petition is to go to the Town of LaGrange BZA on July 21<sup>st</sup>.

The board discussed the plat.

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

*(Non-Public Hearing)*

**FREY, ELVIE ~ ELVIE FREY INVESTMENTS, LLC ~ By: Midwest Land Surveying, LLC (20-SP-47)** Newbury Twp., Sect. 21, T37N R8E, zoned I-1. Located at 9550 W US 20, Shipshewana. Application is for an addition to a proposed outdoor storage lot.

Robbie Miller introduced the petition and reviewed the site plan.  
Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner. Mr. Lash explained the plat.

The board discussed the plat.

Martin Franke will be reviewing the Rule 5 for the property.

Zack Holsinger made a motion to send to the Plan Commission with a positive recommendation pending the INDOT letter, Ben Parish seconded the motion. The site plan will be sent to the LaGrange County Plan Commission with a positive recommendation pending the INDOT letter.

***OTHER BUSINESS:*** None

***ADJOURNMENT:*** Ben Parish made a motion to adjourn, Zack Holsinger seconded the motion. The meeting was adjourned at 10:08 a.m.

LAGRANGE COUNTY, INDIANA  
ANTI-DISCRIMINATION NOTICE STATEMENT

The County of LaGrange does not illegally discriminate because of race, color, national origin, sex, religion, disability, or age with regards to admission, participation, or treatment in its facilities, programs, activities, or services, as required by Title III and Title VI of the American Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975, and their related statutes, regulations, and directives. The County has established an Anti-Discrimination Compliance Division to ensure compliance with these laws. If you would like more information concerning the provisions of these laws and about the rights provided thereby, or if you have a suggestion on how the County can better meet the needs of persons protected thereby, please contact the Division at 300 E. Factory St., LaGrange, IN 46761 or by telephone at (260)499-6352.