

**LAGRANGE COUNTY PLAT COMMITTEE**  
**JULY 2, 2020**

THE LAGRANGE COUNTY PLAT COMMITTEE WILL MEET IN REGULAR SESSION ON **THURSDAY, JULY 2, 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:** Terry Holsinger, Zack Holsinger, Larry Miller, Alfredo Garcia, Ben Parish

**ADOPT AGENDA:** None

**APPROVE MINUTES OF PREVIOUS MEETING:** None

**VERIFY CONDITIONS OF PREVIOUS MEETING:** None

**OLD BUSINESS**

**SUBDIVISION**

*(Non-Public Hearing)*

**LAMBRIGHT, CLETUS~ 1<sup>ST</sup> Add. C&L ESTATES** ~ By: Taylor Land Surveying (20-SB-27) Eden Twp., Sect. 2, T36N R8E, zoned L-1/A-1. Located 375' +/- S of 2755 S SR 5, Topeka. Application is for a one-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

The board discussed the plat.

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.

**NEW BUSINESS**

**SUBDIVISION**

*(Non-Public Hearing)*

**BOND, ROBERT & NICOLE~ 1<sup>ST</sup> ADDITION TO QUIET MEADOWS** ~ By: Taylor Land Surveying (20-SB-29) Lima Twp., Sect.23, T38N R9E, zoned A-1. Located at 200' South of CR 700 N on the West side of CR 100 W, Howe. Application is for a two-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

The board discussed the plat.

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

*(Non-Public Hearing)*

**BONTRAGER, ELMER & ESTHER/ NISSLEY, GALEN & GLORIA~ BONTRAGER-NISSLEY SUBDIVISION NUMBER 2** ~ By: Advanced Land Surveying (20-SB-30) Eden Twp., Sect.18, T36N R8E, zoned A-1. Located at 1125 W 2400' South of 400 S, Shipshewana. Application is for a two-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

Ronnie Justice, Advanced Land Surveying, was present on behalf of the petitioner. Mr. Justice explained the plat.

The board discussed the plat.

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)*

**MILLER, LARRY ~ PINE'S RV RERIGERATION**~ By: Rob Yoder (20-SP-36) Clay Twp., Sect. 18, T37N R9E, zoned A-1. Located at 5930 W 200 N, Shipshewana. Application is for a proposed 5,040 sq. ft. building for an existing wholesale business for repairs and assembly of refrigeration appliances and related accessories.

Robbie Miller introduced the petition and reviewed the site plan.

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

The board discussed the plat.

Robbie Miller commented that in 2017 a loading dock was added to the facility.

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.

*(Non-Public Hearing)*

**YODER, WAYNE ~ By: Rob Yoder (20-SP-37)** Eden Twp., Sect. 09, T36N R8E, zoned A-1. Located at 9120 W 300 S, Topeka. Application is for a proposed 7,020 sq. ft. building for production of baled hay to be ground and pelletized.

Robbie Miller introduced the petition and reviewed the site plan.

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

The board discussed the plat.

Larry Miller stated this is the same business that was going to be on US 20 but the building was burnt down.

Robbie Miller informed the board that no updates had been turned into the Planning Commission in time for the plat meeting and that the site plan needed to be updated.

Larry Miller made a motion to send to Plan Commission with a positive recommendation pending the updated site plan. Zack Holsinger 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 updated site plan.

*(Non-Public Hearing)*

**BONTRAGER, HARLEY ~ SUNSET APPLIANCES~ By: Rob Yoder (20-SP-38)** Eden Twp., Sect. 27, T36N R8E, zoned A-1. Located at 6395 S 900 W, Topeka. Application is for a proposed 3,200 sq. ft. building for "cold" warehouse building for equipment for an existing retail and repair business.

Robbie Miller introduced the petition and reviewed the site plan.

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

The board discussed the plat.

Robbie Miller confirmed a new site plan with landscaping was not provided for the plat meeting.

Larry Miller made a motion to send to Plan Commission with a positive recommendation pending the updated site plan showing the plans for the retention pond and landscaping. 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 updated site plan showing the plans of the retention pond and landscaping.

*(Non-Public Hearing)*

**MARTIN, BEN ~ LAKECOUNRTY LANDSCAPING~ By: Rob Yoder (20-SP-39)** Milford Twp., Sect. 29, T36N R11E, zoned B-3. Located at 6800 S SR 3, Wolcottville. Application is for a proposed 3,584 sq. ft. building for equipment storage.

Robbie Miller requested the petition be tabled due to an updated site plan not being provided for review.

Terry Holsinger made a motion to table until the next available agenda with the requirements met. Zach Holsinger seconded the motion. A vote was taken, motion carried. The site plan was tabled until the next available agenda.

*(Non-Public Hearing)*

**FREY, ELVIE ~ ELVIE FREY INVESTMENTS, LLC ~ By: Midwest Land Surveying, LLC (20-SP-42)** Newbury Twp., Sect. 21, T37N R8E, zoned I-1. Located at 9550 W U.S. 20, Shishewana. Application is for a proposed 1.91 +/- acres expansion of existing outdoor storage yard.

Robbie Miller introduced the petition and reviewed the site plan.

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

Robbie Miller reviewed the plats comments and confirmed Josh Lash had sent the response to the comments and a new site plan by the deadline. Mrs. Miller also informed the board that Elvie Frey's rezone 20-R-01 was approved at a special Plan Commission meeting on June 29, 2020.

Larry Miller 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 with a positive recommendation.

***OTHER BUSINESS:*** None

***ADJOURNMENT:*** Larry Miller made a motion to adjourn, Terry Holsinger seconded the motion. The meeting was adjourned at 9:22 a.m.

LAGRANGE COUNTY, INDIANA  
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