

**LAGRANGE COUNTY PLAT COMMITTEE
MARCH 5, 2020**

THE LAGRANGE COUNTY PLAT COMMITTEE MET IN REGULAR SESSION ON **THURSDAY, MARCH 5, 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, Zach Holsinger, Ben Parish, Larry Miller, Alfredo Garcia, Robbie Miller and Melissa Naylor.

ADOPT AGENDA: Zack Holsinger made a motion to approve the agenda, Alfredo Garcia seconded the motion. The motion carried and the corrected agenda was approved.

APPROVE MINUTES OF PREVIOUS MEETING: Approval of minutes was postponed.

VERIFY CONDITIONS OF PREVIOUS MEETING: None.

NEW BUSINESS

VACATION

(Non-Public Hearing)

RABER, JERRY & ROSETTA / DECAMP, RUSSELL & ROSEMARY ~ VIONAL D. AND GLENNA SCHLEGEL SUBDIVISION ~ By: Midwest Land Surveying (20-VAC-01)

Johnson Twp., Sect. 34, T36N R10E, zoned A-1. Located at 7355 S SR 9, Wolcottville.

Application is to vacate the Vional D. and Glenna Schlegel Subdivision.

Robbie Miller introduced the petition and reviewed the vacation.

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

The board discussed the vacation.

Zack Holsinger made a motion to approve the vacation pending updated Vacation with signature block., Larry Miller seconded the motion. A vote was taken, motion carried. The vacation was approved pending updated Vacation with signature block.

SUBDIVISION

(Non-Public Hearing)

WHETSTONE, LAVERN & NORMA ~ OUTBACK CANINE ~ By: Taylor Land Surveying (20-SB-08) Bloomfield Twp., Sect. 16, T37N R10E, zoned A-1. Located at 150'+/- East of 2275 E 150 N, LaGrange. Application is for a one-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

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

The board discussed the plat and the use.

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

(Non-Public Hearing)

RABER, JERRY & ROSETTA / DECAMP, RUSSELL & ROSEMARY ~

RABER/DECAMP ~ By: Midwest Land Surveying (20-SB-10) Johnson Twp., Sect. 34, T36N R10E, zoned A-1. Located at 7355 S SR 9, Wolcottville. Application is for a two-lot minor plat.

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.

The board discussed the plat and the use.

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

(Non-Public Hearing)

WAPPES, STEVEN & REBECCA ~ ZACHERY'S PLACE ~ By: Taylor Land Surveying (20-SB-11) Clay Twp., Sect. 24, T37N R9E, zoned S-1. Located at 0375 W 050 N, LaGrange. Application is for a two-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

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

The board discussed the plat and the use.

Zach Holsinger made a motion to approve the plat pending letter from Town of LaGrange verifying that the properties are connected to sewer, show driveway and show wetlands, Ben Parish seconded the motion. A vote was taken, motion carried. The plat was approved plat pending letter from Town of LaGrange verifying that the properties are connected to sewer, show driveway and show wetlands.

SITE PLAN

(Non-Public Hearing)

MILLER, LARRY & MARLA ~ SOLECT ENERGY, LLC ~ By: Taylor Land Surveying (20-SP-06) Johnson Twp., Sect. 06, T36N R10E, zoned A-1. Located East of 0330 E 200 S, LaGrange. Application is for a proposed 9,600 sq. ft. building for retail and whole sales of solar and battery products.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that Mr. Miller already has a Land Use Variance for the business and that he just wants to move it to the proposed building.

Tharon Morgan, Taylor Land Surveying, was present on behalf of the petitioner. Mrs. Morgan explained the use of the building, site plan, driveway and easements.

The board discussed the site plan, driveway and storm water plan at length.

Zack Holsinger made a motion to approve the site plan and send the petition to the LaGrange County Plan Commission with a positive recommendation pending easement for well, driveway and turn-around also show storm water plan. Ben Parish seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission pending easement for well, driveway and turn-around also show storm water.

(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 20,000 sq. ft. building for manufacturing and retail.

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 contractor called and wants to change building size from 100' x 200' to 60' x 200'.

Mrs. Miller stated that is a substantial change and there needs to be an updated site plan before this can be reviewed.

The board discussed the site plan, driveway and storm water plan at length.

Mr. Lash requested to table the petition to the next Plat Committee.

Zack Holsinger made a motion to postponed the petition to the next Plat Committee pending an updated site plan with the required changes. Ben Parish second the motion. A vote was taken and the motion carried.

(Non-Public Hearing)

HARKER, TRACY & JENNIFER ~ SERENITY SALON ~ By: Kevin M. Finn, P.E., Inc. (20-SP-14) Clay Twp., Sect. 19, T37N R9E, zoned B-4. Located at 206 W Michigan St., LaGrange. Application is for a proposed 652 Sq. ft. addition to an existing salon.

Robbie Miller introduced the petition and reviewed the site plan Mrs. Miller explained parking in the B-4 zone.

Rob Yoder, was present on behalf of the petitioner. Mr. Yoder explained the site plan, parking and the sign.

Mrs. Miller stated that the setback for sign needs to be added.

Jennifer Harker asked if they can expand their parking off of the North alley.

The board discussed the site plan.

Zack Holsinger made a motion to send the site plan to the LaGrange County 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)

FRY, MARVIN & NORMA ~ AFO ~ By: Agronomic Solutions / Hand to the Plow Surveying, LLC (20-SP-15) Clay Twp., Sect. 26, T37N R9E, zoned A-1. Located at 1995 W 100 S, LaGrange. Application is for a proposed 25,800 sq. ft. barn for 28,000 broiler chickens.

Robbie Miller introduced the petition and reviewed the site plan.

Tiffany Rolin, Agronomic Solutions, was present on behalf of the petitioner. Mrs. Rolin explained the site plan and the operation of the barn.

The board discussed the site plan.

Zach Holsinger made a motion to approve the site plan pending updated site plan with the driveway location and the approved Rule 5. Ben Parish seconded the motion. A vote was taken, motion carried. The site plan was approved as presented.

OTHER BUSINESS: None.

ADJOURNMENT: Ben Parish made a motion to adjourn, Terry Holsinger seconded the motion. The meeting was adjourned at 9:30 a.m.

LAGRANGE COUNTY, INDIANA

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