

LAGRANGE COUNTY BOARD OF ZONING APPEALS
APRIL 16th, 2024

THE LAGRANGE COUNTY BOARD OF ZONING APPEALS MET IN REGULAR SESSION ON TUESDAY, APRIL 16th, 2024, AT 7:00P.M. IN THE LAGRANGE COUNTY COMMISSIONERS ROOM AT THE COUNTY OFFICE BUILDING

CALL TO ORDER: Lynn Bowen called the meeting to order at 7:00 p.m.

ROLL CALL: Nick Wilson, Tyler Young, Lynn Bowen, and Jerry Raber.

ADOPT AMENDED AGENDA: Tyler Young made a motion to approve the amended agenda. Nick Wilson seconded the motion. A vote was taken, motion carried.

MINUTES OF PREVIOUS MEETING: Nick Wilson made a motion to approve the minutes. Tyler Young seconded the motion. A vote was taken, motion carried.

COMMUNICATIONS:

NEW BUSINESS

DEVELOPMENTAL VARIANCE

(Public Hearing)

MILLER, MIKE & ALICE ~By. Bontrager Builders/Mike & Angie Miller (24-V-07) Milford Twp., Sect. 15, T36N R11E, zoned L-1. Located at 4360 S 930 E., Wolcottville. A Developmental Variance for a 6' roadside setback for a 30'x32' accessory building where 45' is required in the L-1 Zoning District.

Robbie Miller introduced and reviewed the site plan.

Mike Miller (4360 S 930 E) was present as the petitioner along with Perry Bontrager (Michiana Builders) as the contractor.

Mike explained how the road was maintained by him and neighbors.

Lynn Bowen asked if there were any in favor of the petition.

Mr. Bowen then asked if anyone would like to remonstrate against the petition.

The public hearing was subsequently closed.

The board discussed the petition at length.

A roll call vote was taken:

(Public Hearing)

NICHOLS, JAMES~ By. James Nichols (24-V-11) Milford Twp., Sect.32, T36N R11E, zoned S-1. Located 7330 S SR 3., Wolcottville. A Developmental Variance for a 64' roadside setback for a new deck where 75' is required off State Road 3.

Robbie Miller introduced and reviewed the site plan.

James Nichols was present as the petitioner (7330 S SR 3., Wolcottville). James spoke about having a safer entrance for his family.

Lynn Bowen asked if there were any in favor of the petition.

Mr. Bowen then asked if anyone would like to remonstrate against the petition.

The board discussed the petition at length.

A roll call vote was taken:

(Public Hearing)

JOHNSON, TIM & TAMMY ~ By. David Wright/Tim Johnson (24-V-12) Johnson Twp., Sect.30, T36N R10E, zoned L-1. Located 0910 E 670 S., Wolcottville. A Developmental Variance for 2 side setbacks of 7' & 8' where 10' is required and a lot coverage variance of 41.8% where 40% is required in the L-1 Zoning District.

Robbie Miller introduced and reviewed the site plan.

Tim Johnson (0910 E 670 S., Wolcottville) was present as the petitioner.

Lynn Bowen asked if there were any in favor of the petition.

Mr. Bowen then asked if anyone would like to remonstrate against the petition.

The public hearing was subsequently closed.

The board discussed the petition at length.

A roll call vote was taken:

LAND USE VARIANCE

(Public Hearing)

BONTRAGER, STEVEN ~ By. Dean & Steven Bontrager (24-LUV-04) Clearspring Twp., Sect.36, T36N R09E, zoned A-1. Located at 0410 W 700 S., Wolcottville. A Land Use Variance to operate a sporting goods/bakery business in an existing 52'x80' building in the A-1 Zoning District.

Robbie Miller introduced and reviewed the site plan.

Steven Bontrager (0410 W 700 S., Wolcottville) was present as the petitioner. Steven spoke about the sporting goods store and how they also wanted to do a bakery with extra space in the building. If approved Steven will still have to do Site Plan Developmental Review with the Plan Commission board.

Lynn Bowen asked if there were any in favor of the petition.

Mr. Bowen then asked if anyone would like to remonstrate against the petition.

The public hearing was subsequently closed.

The board discussed the petition at length.

A roll call vote was taken:

CONDITIONAL USE VARIANCE

(Public Hearing)

BOWER, JOSEPH & LAUREN ~ By. Joseph & Lauren Bower (24-CU-04) Milford Twp., Sect.15, T36N R11E, zoned L-1. Located 4750 S 930 E., Wolcottville. Application is for Conditional Use Variance for a short-term rental in the L-1 Zoning District.

Lauren Bower (4750 S 930 E., Wolcottville) was present as the petitioner.

Lauren provided a booklet and information to the board including a copy of the contract from a personal Air BNB.

Lynn Bowen asked if there were any in favor of the petition.

Mr. Bowen then asked if anyone would like to remonstrate against the petition.

Tom Mason (4800 S 930 E., Wolcottville) read through articles and spoke on the following:

1. Homes/Property Investment impact
2. Parking
3. Water/well

4. Landscaping
5. Setbacks
6. Signage

Lauren Bower responded to the comments/concerns

The public hearing was subsequently closed.

The board discussed the petition at length. They spoke about windows, number of bedrooms compared to beds, parking concerns.

Jerry Raber made a motion to put a condition on the property:

1. 16 people/8 vehicles max limit, no parking in the right-of-way.

Nick Wilson seconded the motion.

A roll call vote was taken:

OTHER BUSINESS: UDO final draft public meeting is set for June 4th, 2024, at 4:00 p.m.

ADJOURNMENT: Lynn Bowen made a motion to adjourn, Nick Wilson seconded the motion. A vote was taken, motion carried, and meeting adjourned at 8:48 p.m.

LAGRANGE COUNTY, INDIANA

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LAGRANGE COUNTY BOARD OF ZONING APPEALS

BY: _____
Lynn Bowen, President

BY: _____
Nick Wilson, Vice President

BY: _____
Phillip Bieberich, Member

BY: _____
Jerry Raber, Member

BY: _____
Tyler Young, Member

BY: _____
Alternate Member