

LAGRANGE COUNTY PLAT COMMITTEE
May 7, 2020

THE LAGRANGE COUNTY PLAT COMMITTEE MET IN REGULAR SESSION ON **THURSDAY, May 7, 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, Alfredo Garcia, Ben Parish, Larry Miller, Robbie Miller, Brittney Johnston.

ADOPT AGENDA: Robbie Miller stated that **BONTRAGER, LYLE & WANDA ~ Agronomic Solutions, LLC (20-SP-26)** was removed from the agenda. Terry Holsinger made a motion to approve. Ben Parish seconded. The motion carried and the corrected agenda was approved.

APPROVE MINUTES OF PREVIOUS MEETING: Larry Miller made a motion to approve the minutes. Ben Parish seconded the motion. Motion was approved.

VERIFY CONDITIONS OF PREVIOUS MEETING: None.

OLD BUSINESS

SITE PLAN

((Non-Public Hearing))

R3J, LLC ~ By: Star J Construction (20-SP-19): Newbury Twp., Sect. 03, T37N R8E, zoned I-2. Located at 3700 N SR 5, Shipshewana. Application is for a proposed 5,376 sq. ft. warehouse addition to an existing woodworking business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained the animals are not allowed to be pastured in this zoning and the owners will be removing the animals. The retention pond was to be completed at the time of the meeting and the requirements have been met once the completion of the retention pond is confirmed.

Larry Miller questioned if they understand the animals must be removed.

Robbie Miller explained the animals are not the landowners, and the animals' owners have been informed.

Terry Holsinger clarified that a condition of moving the animals by the PLAN commission meeting on May 26th, 2020 should be a condition.

The board discussed the petition.

Zack Holsinger made a motion to send the site plan to the LaGrange County Plan Commission with a positive recommendation pending two conditions. Alfredo Garcia seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission pending the completion of the retention pond and the removal of the animals on site.

NEW BUSINESS

SUBDIVISION

((Non-Public Hearing))

SCHWARZ, JOHN & LYGAIL ~ WESTWATCH SUBDIVISION ~ (20-SB-17): Taylor Land Surveying: Milford Twp., Sect. 18, T37N R9E, zoned A-1. Located ¼ mile South of CR 550 S on the East side of CR 1025 E, Hudson. Application is for a one-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat. Mrs. Miller explained her concerns with the easement and existing easements due to the septic not being on the lot. From the subdivision control ordinance, “any septic system servicing only an individual lot shall be entirely located on such lot.”

The board discussed the plat at length.

Zack Holsinger made a motion to deny the petition until the septic is on said lot. Larry Miller seconded the motion. A roll call vote was taken, 4 yes/ 1 no and the motion carried. The site plan will be denied until the ordinance requirements for the septic are met and everything is on the lot.

(Non-Public Hearing)

MILLER, WILLIAM & PAULINE ~ WILLIAM & PAULINE MILLER SUBDIVISION ~ (20-SB-18): Advancedland Surveying: Eden Twp., Sect. 30, T36N R8E, zoned A-1. Located on 700 S ½ mile West of 1100 W, Millersburg. Application is for a re-plat of lot-one of William & Pauline Miller Subdivision.

Robbie Miller introduced the petition and reviewed the plat. Mrs. Miller explained that lot 1B is breaking from 1A, and reviewed letter from owner pertaining to septic on the property, and the grass divider that was not completed.

Alfredo Garcia confirmed the letter pertaining to the septic is not correct.

Robbie Miller confirmed that the requirements from the site plan in 2015 were not completed.

The board discussed the plat at length.

Larry Miller made a motion to table until the driveway, septic, and well are corrected. Ben Parish seconded the motion. A vote was taken and the motion carried. The site plan will be postponed until the driveway, septic, and well are corrected.

SITE PLAN

(Non-Public Hearing)

LAKEFRONT PROPERTIES REAL ESTATE, LLC ~ SHIPSHE WELDING ~ By: Midwest Land Surveying (20-SP-23) Eden 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 plat. Mrs. Miller explained multiple issues regarding the driveway, outside storage, and waste barrels outside from site plan approval 13-SP-33 back in 2013.

Larry Miller suggested tabling the petition until it is brought up to date with what was previously agreed in 2013.

The board discussed the petition at length.

Larry Miller made a motion to table until the driveway to the East, hazardous waste storage permit, and no outside storage issues are corrected. Zack Holsinger seconded the motion. A vote was taken and the motion carried. The site plan will be postponed until the driveway to the East, hazardous waste storage permit, and no outside storage issues are corrected.

OTHER BUSINESS:

ADJOURNMENT: Larry Miller made a motion to adjourn. Ben Parish seconded the motion.
Meeting adjourned at 9:04 am.