

**LAGRANGE COUNTY PLAT COMMITTEE  
NOVEMBER 20, 2020**

THE LAGRANGE COUNTY PLAT COMMITTEE MET IN REGULAR SESSION ON **THURSDAY, NOVEMBER 20, 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, Alfredo Garcia, Ben Parish, & Zack Holsinger.

**ADOPT AGENDA:** Ben Parish made a motion to adopt the agenda. Alfredo Garcia seconded the motion. A vote was taken, motion carried.

**APPROVE MINUTES OF PREVIOUS MEETING:** Alfredo Garcia made a motion to approve the previous minutes, Ben Parish seconded the motion. A vote was taken, motion carried.

**VERIFY CONDITIONS OF PREVIOUS MEETING:** None.

**OLD BUSINESS**

**SITE PLAN**

*(Non-Public Hearing)*

**HELMUTH, FREEMAN & TINA ~ FREEDOM STEELWORKS ~ By: Midwest Land Surveying (20-SP-68):** Eden Twp., Sect. 35, T36N R08E, zoned I-2. Located 2295 W Lake Street, Topeka.

Application is for a proposed 85,000 sq. ft. addition to an existing metal fabrication business.

Robbie Miller introduced the petition and reviewed the site plan.

Josh Lash, Midwest Land Surveying, was present on behalf of the petition and explained the site plan.

The board discussed the site plan and the pipeline requirements at length.

Zack Holsinger made a motion to send to the LaGrange County Plan Commission with a positive recommendation pending an approved Rule 5 and a letter of approval from the pipeline upon completion of the pipeline crossing. Ben Parish seconded the motion. A vote was taken, motion carried.

**NEW BUSINESS**

**SUBDIVISION**

*(Non-Public Hearing)*

**WEST, SCOTT & MELISSA ~ WEST'S HILLTOP ADDITION ~ By: Taylor Land Surveying (20-SB-54)** Milford Twp., Sect.01, T36N R11E, zoned A-1. Located East of 2355 S 1150 E, LaGrange.

Application is for a one-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

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

The board discussed the plat.

Robbie Miller requested the building permit be allowed to be issued before the plat is signed by the commissioner on December 7, 2020. Mrs. Miller explained the plat meets all requirements and the commissioner's signature is required for the dedication of right away. The board agreed to this exception.

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

*SITE PLAN*

*(Non-Public Hearing)*

**MULLET, ELROY & MARY LOU ~ MULLET'S REPAIR ~ By: Rob Yoder (20-SP-50):** Van Buren Twp., Sec. 35, T38N, R08E, zoned A-1. Located at N SR 5, Shipshewana. (44-04-35-100-004.000-017) Application is for the retail sales for equipment assembled off site (600 sq. ft. inside & 16,000 sq. ft. outside), light manufacturing / assembly (shear machine blades, millings knives & chain saws) and warehouse storage of raw materials to support manufacturing building.

Robbie Miller introduced the petition and reviewed the site plan.

Rob Yoder, 7740 W SR 120, Shipshewana, was present on behalf of the petitioner. Mr. Yoder explained the site plan and business details.

Robbie Miller stated the petitioner was still working with the building department to gain a CDR and that a new zoning certificate will be required if the petition is approved by the LaGrange County Plan Commission.

The board discussed the site plan.

Alfredo Garcia made a motion to send to the LaGrange County Plan Commission with a positive recommendation, 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.

*(Non-Public Hearing)*

**YODER, MARCUS & RUTH ~ CFO ~ By: Midwest Land Surveying (20-SP-52):** Newbury Twp., Sect. 5, T37N R08E, zoned A-1. Located at 10295 W 325 N, Shipshewana. Application is for a proposed 43'x 600' broiler barn with a 40'x60' manure stack.

Robbie Miller introduced the petition and reviewed the site plan.

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

The board discussed the CFO.

Zack Holsinger made a motion to send with a positive recommendation to the LaGrange County Plan Commission pending the well & septic are added to the site plan, and also a Rule 5. Ben Parish seconded the motion. A vote was taken, motion carried. The site plan was sent to the LaGrange County Plan Commission pending the conditions.

*(Non-Public Hearing)*

**TOWN OF TOPEKA ~ By: DLZ (20-SP-70):** Clearspring Twp., Sect. 30, T36N R09E, zoned S-1. Located across from 326 North Street, Topeka. Application is for a proposed 54'x 39.33' building addition for the water treatment plant.

Robbie Miller introduced the petition and reviewed the site plan.

Casey Erwin, DLZ, was present on behalf of the petitioner and explained the site plan.

Stewart Bender, Town of Topeka Manager, was also present as the petitioner. Mr. Bender informed the board the plan as an extension on the South side of the existing building and to be used as building access.

The board discussed the site plan.

Zack Holsinger made a motion to pass to the LaGrange County Plan Commission with a positive recommendation, Ben Parish seconded the motion. A vote was taken, motion carried. The site plan was sent to the LaGrange County Plan Commission.

*(Non-Public Hearing)*

**LAMBRIGHT, RAYMOND ~ LAMBRIGHT ALUMINUM ~ By: Rob Yoder (20-SP-71):**

Clearspring Twp., Sect. 19, T36N R09E, zoned A-1. Located at 5220 W 500 S, Topeka. Application is for a proposed 3,720 sq. ft. addition to an existing business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller informed the board that the petition had also been to the drainage board and an as-built will be provided to the Plan Commission office.

Rob Yoder, 7740 W SR 120, Shipshewana, was present on behalf of the petitioner. Mr. Yoder stated soil borings were scheduled for the following week, that the motor building will be 48” away from the drain tile, as discussed during the drainage board, and he provided a landscaping plan to the board.

The board discussed the site plan, front driveway, and requirements for IDEM.

Alfredo Garcia made a motion to send to the LaGrange County Plan Commission with a positive recommendation pending soil borings for the septic, IDEM comments, and the elevation of retention added to the site plan. Ben Parish seconded the motion. A vote was taken, motion carried. The site plan was sent to the LaGrange County Plan Commission pending the conditions.

*(Non-Public Hearing)*

**D.A. HOCHSTETLER & SONS ~ By: Taylor Land Surveying (20-SP-72):** Clearspring Twp., Sect. 17, T36N R09E, zoned A-1. Located at 4165 S 500 W, Topeka. Application is for a proposed additional manufacturing and office space for an existing fabrication and machinery business.

Robbie Miller introduced the petition and reviewed the site plan.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the site plan.

The board discussed the site plan and IDEM requirements for the well and paint.

Terry Holsinger questioned how many employees there are.

Amber Taylor answered a total of 15.

Zack Holsinger made a motion to send to the LaGrange County Plan Commission with a positive recommendation pending IDEM permits if required for the well and paint. Alfredo Garcia seconded the motion. A vote was taken, motion carried. The site plan was sent to the LaGrange County Plan commission pending the conditions.

*(Non-Public Hearing)*

**YODER, ELMER & CAROLYN ~ AFO ~ By: Taylor Land Surveying (20-SP-73):** Eden Twp., Sect. 21, T36N R08E, zoned A-1. Located at 9080 W 500 S, Millersburg. Application is for a proposed 51’4” x 540’ poultry layer barn.

Robbie Miller introduced the petition and reviewed the site plan.

Tiffany Rolin, Agronomic Solutions, was present on behalf of the petitioner and explained the site plan. Ms. Rolin elaborated on the 50-acre requirement for the eggs to be considered “pasture-raised” for this poultry barn.

The board discussed the site plan.

Zack Holsinger asked how many birds will there be in total?

Tiffany Rolin replied 20,000.

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

*(Non-Public Hearing)*

**MILLER, ANDREW & DANIEL ~ AFO ~ By: Taylor Land Surveying (20-SP-74):** Newbury Twp., Sect. 28, T37N R08E, zoned A-1. Located at 0140 S 900 W, Shipshewana. Application is for a proposed 50'x30' manure stack, 16'x16' shavings storage, and a 120'x64 freestall barn.

Robbie Miller introduced the petition and reviewed the site plan.

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

The board discussed the site plan.

Ben Parish made a motion to approve the site plan, Alfredo Garcia seconded the motion. A vote was taken, motion carried. The site plan was approved as presented.

***OTHER BUSINESS:*** None.

***ADJOURNMENT:*** Terry Holsinger made a motion to adjourn, Zack Holsinger seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 9:55 a.m.

LAGRANGE COUNTY, INDIANA

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