

**LAGRANGE COUNTY PLAT COMMITTEE
OCTOBER 15, 2020**

THE LAGRANGE COUNTY PLAT COMMITTEE MET IN REGULAR SESSION ON **THURSDAY, OCTOBER 15, 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, Larry Miller, Ben Parish, Zack Holsinger, & Alfredo Garcia.

ADOPT AGENDA: Robbie Miller informed the board **(20-SB-43) & (20-SP-68)** had been postponed. Larry Miller made a motion to accept the adopted agenda, Alfredo Garcia seconded the motion. A vote was taken, motion carried.

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

VERIFY CONDITIONS OF PREVIOUS MEETING: None.

OLD BUSINESS

SITE PLAN

(Non-Public Hearing)

YODER, JOHN W. ~ AFO ~ By: Taylor Land Surveying (20-SP-59): Newbury Twp., Sect. 16, T37N R08E, zoned A-1. Located at 1635 N 1000 W, Shipshewana. Application is for a proposed 54'x400' layer barn with a 40' egg room, a 40'x62' manure stack, and a 12'x12' motor room.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller informed the board the wetlands had been delineated and the Rule 5 was approved.

Tiffany Rolin, Agronomic Solutions, was present on behalf of the petitioner and explained the location of the site plan in relation to the wetland delineation.

The board discussed the site plan.

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)

FARREN, RON ~ CAREFREE PROPERTY MANAGEMENT ~ By: Rick L. Pharis, P.E. Triad Associates, INC. (20-SP-62): Clearspring Twp., Sect. 30, T36N R09E, zoned S-1. Located at 335 E North Street, Topeka. Application is for a proposed 60'x30' office space for Dutch Village.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained to the board a letter from Town of Topeka was received with a positive recommendation.

Rick Pharis, Triad Associates, INC., was present on behalf of the petitioner.

The board discussed the site plan.

Zack Holsinger made a motion to send to the LaGrange County Plan Commission with a positive recommendation, Alfredo Garcia seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission.

NEW BUSINESS

SUBDIVISION

(Non-Public Hearing)

BONTRAGER, CLETUS ~ TRI COUNTY LAND TRUSTEE CORPORATION ~ REPLAT OF FAIRVIEW ACRES ~ By: Taylor Land Surveying (20-SB-47) Newbury Twp., Sect.27, T37N R08E, zoned A-1. Located 8835 W 100 S, Shipshewana. Application is for a two-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner.

The board discussed the plat.

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

SITE PLAN

(Non-Public Hearing)

MILLER, LEVI & MARY ~ HERITAGE BOOK STORE ~ By: Rob Yoder (20-SP-65): Clay Twp., Sect. 35, T37N R09E, zoned A-1. Located at 1430 S 100 W, LaGrange. Application is for a proposed 768 sq. ft. building with a 6'x12' covered porch for a retail bookstore.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained to the board the petition had previously been approved by the Board of Zoning Appeals as a home based business.

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

The board discussed the location of the shed covering a portion of the septic.

Zack Holsinger made a motion to send to the LaGrange County Plan Commission with a positive recommendation pending the shed is relocated and an updated site plan is turned into the LaGrange County Plan Commission office prior to the October 26, 2020 Plan Commission meeting. Larry Miller seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission pending the conditions.

(Non-Public Hearing)

BONTRAGER, LARRY ~ AFO ~ By: Taylor Land Surveying (20-SP-66): Newbury Twp., Sect. 26, T37N R08E, zoned A-1. Located 045 S 700 W, Shipshewana. Application is for a proposed 44'x350' calf barn and a 36'x36' 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 building was positioned to be out of the flood plain.

The board discussed the site plan.

Larry Miller 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)

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.

The petition was postponed at the beginning of the meeting.

OLD BUSINESS
SUBDIVISION

(Non-Public Hearing)

MILLER, DELMER & MARLENE ~ SUNNY ECHOES SCHOOL ~ By: Hand to the Plow Surveying (20-SB-43) Clearspring Twp., Sect.19, T36N R09E, zoned A-1. Located North of 5660 S 500 W, Topeka. Application is for a one-lot minor plat.

At the beginning of the meeting, the board tabled the position, per Mrs. Miller's request. During the meeting, the board agreed to hear the petition.

Robbie Miller introduced the petition and reviewed the plat. Mrs. Miller reviewed the boards comments.

Scott Zeigler, Hand to the Plow Surveying, was present on behalf of the petitioner. Mr. Zeigler explained the site is for an Amish school, and the petition was originally postponed due to a delay in receiving the soil borings.

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.

OTHER BUSINESS: None.

ADJOURNMENT: Ben Parish made a motion to adjourn, Alfredo Garcia seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 8:58 p.m.

LAGRANGE COUNTY, INDIANA

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