

**LAGRANGE COUNTY PLAT COMMITTEE
SEPTEMBER 17, 2020**

THE LAGRANGE COUNTY PLAT COMMITTEE MET IN REGULAR SESSION ON **THURSDAY, SEPTEMBER 17, 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, Steve Engleking, Larry Miller, Alfredo Garcia

ADOPT AGENDA: Terry Holsinger made a motion to accept the adopted agenda. Larry Miller seconded the motion. A vote was taken, motion passed.

APPROVE MINUTES OF PREVIOUS MEETING: Larry Miller made a motion to accept the minutes, Alfredo Garcia seconded the motion. A vote was taken, motion passed.

VERIFY CONDITIONS OF PREVIOUS MEETING: None

OLD BUSINESS

VACATION

(Non-Public Hearing)

HOCHSTETLER, ALBERT & ESTHER ~ FREEMAN O. HOCHSTETLER SUBDIVISION ~ By: Midwest Land Surveying (20-VAC-05) Clearspring Twp., Sect.17, T36N R9E, zoned A-1. Located at 4900 W 400 S, Topeka. Application is to vacate Lot 1 of Freeman O. Hostetler Subdivision.

Robbie Miller introduced the petition and reviewed the plat. Mrs. Miller informed the board that the necessary vacation paperwork had been completed since the September 3, 2020 meeting.

The board discussed the plat.

Larry Miller made a motion to approve the vacation, Ben Parish seconded the motion. A vote was taken, motion carried. The vacation was approved.

SUBDIVISION

(Non-Public Hearing)

HOCHSTETLER, ALBERT & ESTHER ~ ALBERT & ESTHER HOCHSTETLER PLACE ~ By: Midwest Land Surveying (20-SB-40) Clearspring Twp., Sect.17, T36N R9E, zoned A-1. Located at 4900 W 400 S, Topeka. Application is for a one-lot minor plat.

Robbie Miller introduced the petition and reviewed the plat.

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

The board discussed the plat.

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

SITE PLAN

(Non-Public Hearing)

ELVIE FREY INVESTMENTS, LLC ~ By: Midwest Land Surveying, LLC (20-SP-33) Newbury Twp., Sect. 21, T37N R08E, zoned I-1. Located at 9550 W U.S. 20, Shipshewana. Application is for six proposed 3,600 sq. ft. storage units, and 2,400 sq. ft. office space for a storage unit facility.

Robbie Miller introduced the petition and reviewed the site plan.

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

Bob Shanahan, 345 N Morton Street, Shipshewana, informed the board the permission to connect to the Shipshewana sewer had been granted, however, the petitioner would have to install their own well.

The board discussed the site plan.

Steven Engleking made a motion to send to the LaGrange County Plan Commission with a positive recommendation, Larry Miller 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)

BIG PICTURE REAL ESTATE ~ By: Midwest Land Surveying (20-SP-55): Milford Twp., Sect. 29, T36N R11E, zoned B-3. Located at 7955 E 700 S, Wolcottville. Application is for a proposed lean-to and parking lot expansion for metal fabrication business.

Robbie Miller introduced the petition and reviewed the site plan.

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

The board discussed the petition and expressed concerns with the East driveway.

Larry Miller made a motion to send to the LaGrange County Plan Commission with a positive recommendation with concerns pertaining to the Eastern driveway. 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)

WANA ESTATES, LLC ~ COUNTRY CROSSING PHASE III ~ By: John Kimpel & Assoc., Inc. (20-SB-36): Newbury Twp., Sect. 14, T37N, R08E, zoned PUD. Located at the Northeast corner of the junction of Berkshire Drive & Yorkshire Drive, Shipshewana. Application is for a major subdivision for 26 single family dwellings.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained the petition was presented to the Plat committee for review and the approval will be granted by the LaGrange County Plan Commission.

Tom Hardy, John Kimpel & Assoc., Inc., was present on behalf of the petitioner.

Bob Shanahan, 345 N Morton Street, Shipshewana, expressed the town of Shipshewana is in favor of the project. Mr. Shanahan informed the board that IDEM had granted approval, and that the drainage, sewer, water, curb, and gutter are all required to be installed by Wana Estates, LLC.

Robbie Miller stated there were minor corrections that needed to be addressed, however there was nothing that should hinder the petition being sent to the LaGrange County Plan Commission.

The board discussed the petition.

Larry Miller made a motion to send to the LaGrange County Plan Commission with a positive recommendation, Steve Engleking seconded the motion. A vote was taken, motion carried. The site plan will be sent to the LaGrange County Plan Commission.

(Non-Public Hearing)

MARTIN, JOE ~ THE WATERSHED AT INDIAN LAKES, PHASE II ~ By: APEX Land Surveying (20-SB-41): Johnson Twp., Sect. 32, T36N R10E, zoned A-1. Located at 1690 E 700 S, Wolcottville. Application is for Phase II of The Watershed at Indiana Lakes storage facility.

Robbie Miller introduced the petition and reviewed the site plan.

Aaron Ott, APEX Surveying, was present on behalf of the petitioner.

The board discussed the plat and what corrections and requirements were necessary on the face of the plat.

Larry Miller made a motion to approve pending the requirements are met on the face of the plat, and to sign the plat out of a public meeting. Alfredo Garcia seconded the motion. A vote was taken, motion carried.

SITE PLAN

(Non-Public Hearing)

SCHROCK, MERVIN & JOANN ~ TAYLOR SAWMILL ~ By: Rob Yoder (20-SP-34):

Clearspring Twp., Sect. 04, T36N R09E, zoned A-1. Located at 3095 W 300 S, LaGrange. Application is for a proposed 6,240 sq. ft. building for a wholesale rough-cut board manufacturing facility in an A-1 zone.

Robbie Miller introduced the petition and reviewed the site plan.

Rob Yoder, 7740 W SR 120, Shipshewana, was present on behalf of the petitioner, and explained the site plan. Mr. Yoder informed the committee that DNR will be identifying the boundary line for the floodplain and if necessary the site plan will be shifted to meet the required setback. Also in the event of any changes, an updated site plan will be submitted to the Plan Commission office.

Larry Miller made a motion to send to the LaGrange County Plan Commission, Steve Engleking 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)

MILLER, GLEN/TRI-COUNTY LAND TRUSTEE CORP. ~ NATIONAL RV REFRIGERATION AC & REPAIR ~ By: Rob Yoder (20-SP-40): Van Buren Twp., Sect. 25, T38N R08E, zoned A-1. Located at 6755 W SR 120, Shipshewana. Application is for a proposed 4,500 sq. ft. facility for light manufacturing, repair and installation of refrigeration AC units on RV's.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller informed the committee that the Board of Zoning appeals had given approval, and that the future expansion was removed from the site plan.

Rob Yoder, 7740 W SR 120, Shipshewana, was present on behalf of the petitioner, and explained the site plan. Mr. Yoder explained that the business' current facility is ran off of a 12 panel solar system, and the new facility is planning to do the same.

The board discussed the site plan.

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

MILLER, BRIAN ~ MILLER STEEL FABRICATORS ~ By: Rob Yoder (20-SP-56): Van Buren Twp., Sect. 22, T38N R08E, zoned A-1. Located at 8465 W SR 120, Shipshewana. Application is for a proposed 1,800 sq. ft. structure for manufacturing and assembly of refrigeration components, that include; cutting, forming, stamping of tubing and sheet metal, and welding.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained to the committee that the Board of Zoning appeals had given a positive recommendation pending more information referring to clarification of the letter submitted to the board from Jason Boggs vs. the petitioner's questionnaire.

Rob Yoder, 7740 W SR 120, Shipshewana, was present on behalf of the petitioner, and explained the site plan. Mr. Yoder stated he had met with Jason Boggs at the property, they reviewed the building together, and the plan to follow a granted approval with the building permit process.

The board discussed the site plan and the conflicting information submitted to board pertaining to deliveries.

Rob Yoder clarified that a formal delivery company has been hired since the Board of Zoning appeals expressed their concerns.

Alfredo Garcia questioned if Jason Boggs would clarify the information in his letter before the Plan Commission meeting. Mrs. Miller confirmed that Mr. Boggs would do so before the Plan Commission meeting on September 28, 2020.

Larry Miller 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 with a positive recommendation.

(Non-Public Hearing)

MULLET, LEROY & NAOMA ~ CFO ~ By: Taylor Land Surveying (20-SP-60) Van Buren Twp., Sect. 35, T38N R08E, zoned A-1. Located at 7705 W 450 N, Shipshewana. Application is for two proposed 50'x200' calf barns, two 40'x50' manure stacks, and two 20'x50' sawdust rooms.

Robbie Miller introduced the petition and reviewed the site plan.

Melissa Lehman, Agronomic Solutions, was present on behalf of the petitioner and explained the site plan.

The board discussed the site plan.

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

GALEN, MILLER ~ LONE STAR CONCRETE ~ By: Taylor Land Surveying (20-SP-61) Eden Twp., Sect. 20, T36N R08E, zoned A-1. Located East of 5975 S 1050 W, Millersburg (parcel # 44-12-20-400-002.003-007). Application is for a proposed 4,816 sq. ft. office & storage space for a concrete 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.

Steve Engleking 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 with a positive recommendation.

OTHER BUSINESS: None.

ADJOURNMENT: Steve Engleking made a motion to adjourn, Alfredo Garcia seconded the motion. The meeting was adjourned at 9:59 a.m.

LAGRANGE COUNTY, INDIANA
ANTI-DISCRIMINATION NOTICE STATEMENT

The County of LaGrange does not illegally discriminate because of race, color, national origin, sex, religion, disability, or age with regards to admission, participation, or treatment in its facilities, programs, activities, or services, as required by Title III and Title VI of the American Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975, and their related statutes, regulations, and directives. The County has established an Anti-Discrimination Compliance Division to ensure compliance with these laws. If you would like more information concerning the provisions of these laws and about the rights provided thereby, or if you have a suggestion on how the County can better meet the needs of persons protected thereby, please contact the Division at 300 E. Factory St., LaGrange, IN 46761 or by telephone at (260)499-6352.