

**LAGRANGE COUNTY PLAN COMMISSION**  
**SEPTEMBER 10th, 2024**

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, SEPTEMBER 10TH, 2024 AT 6:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

**CALL TO ORDER:** Tyler Young called the Plan Commission meeting to order at 6:00 p.m.

**ROLL CALL:** Ethan Prough, Tyler Young, Zachary Holsinger, Shannon Schrock, Kevin Myers and Paul Yoder.

**INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:**

**ADOPT AGENDA:** Ethan Prough made a motion to approve the agenda. Paul Yoder seconded the motion. A vote was taken, motion carried.

**APPROVE MINUTES OF PREVIOUS MEETING:** Kevin Myers made a motion to adopt the previous minutes. Ethan Prough seconded the motion. A vote was taken, motion carried.

**NEW BUSINESS**

**MAJOR SUBDIVISION**

*(Public Hearing)*

**HIGH PERFORMANCE GOVERNMENT NETWORK ~SYCAMORE GROVE~** By. Lougheed & Associates (24-SB-51) Topeka Town., Sect. 30, T36N R09E, zoned U-1. Located East of 606 N Main St., Topeka. Application is for a proposed (77) seventy-seven-lot major subdivision amending the primary plat for Sycamore Grove.

Robbie Miller introduced and explained the petition.

Ryan Chase (High Performance) was present along with Stewart Bender.

Ryan spoke about the development of the 77-lot major subdivision. This will be divided into phases for single families. Great opportunity to grow the town and make more housing available.

Lynn Bowen asked for anyone in favor, there were none. Lynn then asked for remonstrators:

1. Wanda Gingerich (702 N Main St) concerns about having only one entrance and backlogged traffic, will the playground be open to the public.

Stewart Bender (Town of Topeka) responded with as of right now there is one entrance but will be access to an easement for a second entrance off of North Golden Drive.

Public comment was subsequently closed.

The board discussed the major subdivision at length.

Zachary Holsinger made a motion approve the primary plat, Kevin Myers seconded the motion.

**SUBDIVISION**

*(Non-Public Hearing)*

**BEECHY, WILLIAM~HEARTLAND REPLAT OF HAWPATCH~** By. Hand to the Plow Surveying (24-SB-43) Topeka Town Clearspring Twp., Sect. 31, T36N R09E, zoned B-4. Located 113 S. Main St., Topeka. Application is for a (2) two-lot minor plat.

Robbie Miller introduced and explained the petition.

Zachary Holsinger made a motion to approve the petition. Paul Yoder seconded the motion.

*(Non-Public Hearing)*

**TROYER, VERNON & MARY~NORTH PLATO ACRES~** By. Taylor Land Surveying (24-SB-44) Bloomfield Twp., Sect. 14, T37N R10E, zoned A-1. Located 4725 E 100 N., LaGrange. Application is for a (2) two-lot minor plat.

Robbie Miller introduced and explained the petition.

Zachary Holsinger made a motion to approve the petition. Ethan Prough seconded the motion.

*(Non-Public Hearing)*

**HEPLER, RUSSEL & ARDALA~RADIANT ACRES** ~ By. Taylor Land Surveying (24-SB-45) Johnson Twp., Sect.06, T36N R10E, zoned A-1. Located 2575 S 00 Ew., LaGrange. Application is for a proposed (2) lot-minor plat.

Robbie Miller introduced and explained the petition.

Zachary Holsinger made a motion to approve the petition. Kevin Myers seconded the motion.

*(Non-Public Hearing)*

**ALA HOME~ALA SUBDIVISION** ~ By. Taylor Land Surveying (24-SB-46) Eden Twp., Sect. 04, T36N R08E, zoned A-1. Located at 2245 S 1000 W., Shipshewana. Application is for a proposed (2) two-lot minor lot.

Robbie Miller introduced and explained the petition.

Zachary Holsinger made a motion to approve the petition. Shannon Schrock seconded the motion.

*(Non-Public Hearing)*

**MILLER, PERRY & ESTHER ~P&E MILLER FAMILY MINOR**~ By. Hand to the Plow Surveying (24-SB-47) Clay Twp West., Sect. 08, T37N R09E, zoned A-1. Located 2195 N 500 W., Shipshewana. Application is for a proposed (1) one-lot minor plat.

Robbie Miller introduced and explained the petition.

Zachary Holsinger made a motion to approve the petition. Kevin Myers seconded the motion.

#### *SITE PLAN*

*(Non-Public Hearing)*

**YODER, MORRIS ~HEARTLAND FARM & PET SUPPLY**~ By. Hand to the Plow Surveying (24-SP-37) Topeka Town-Clearspring Twp., Sect. 31, T36N R09E, zoned B-4. Located 113 S. Main St., Topeka. Application is for a proposed feed, seed and pet & farm supplies/poly manufacturing of custom plastic welding.

Robbie Miller introduced and explained the petition.

Clayton Evan (Hand to the Plow Surveying) was present with the petitioner.

Lynn Bowen asked for public comment, there were none. Public comment was closed.

The board discussed the site plan at length.

Zach Holsinger made a motion to approve the petition. Lynn Bowen seconded the motion.

A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

*(Non-Public Hearing)*

**SCHLABACH, DALE & KAREN ~AFO**~ By. Agronomics/Midwest Land Surveying (24-SP-39) Newbury Twp., Sect. 14, T37N R08E, zoned A-1. Located at North of 600 E. Berkshire Dr., Shipshewana. Application is for a proposed 56'x580' Natural Family Farms layer barn (40' egg room & 540' bird space, 40'x60' manure storage, 12'x12' concrete pad, 15'x30' feed bin pad, 12'x40' loading dock).

Robbie Miller introduced and explained the site plan.

Tiffany Rolin (Agronomics Solutions) was present with the petitioner.

Lynn Bowen asked for public comment:

1. Lynn Bontrager (1465 Berkshire) Concerns about location and proximity to the MEC and surrounding homes.
2. Larry Fetters (1455 Berkshire) Proximity to residential properties disease, dust, pollution, smells and traffic.
3. Jamie Miller (1400 Berkshire) Concerns about smell, manure being so close to residential, decreasing property values to neighboring properties, location is very concerning.
4. Daxa Patel (1105 S VanBuren St., Shipshewana) Concerns about proximity and smell.

5. Russell Hunsberger (1550 Berkshire) Concerns about sidewalks through the area that residences use for walking area. Also concerned about the smell the AFO would create.
6. Scott Schrock (1475 Berkshire) Concerns about smell, proximity to Lambright Cabin, proximity to homes, MEC and campgrounds.
7. Lester Schrock (Northbrook Dr) Speaking for Country Crossings, smell is the biggest concern.
8. Donna Miller (1400 Berkshire Dr) Donna asked runoff verified? Are the residence in the local area safe?  
Lynn Bowen closed the public comment.  
The board discussed the site plan, requirements, bird count, pasture, manure storage/runoff.  
Paul Yoder made a motion to make a condition if approved of all traffic to come off of 200 N. Tyler Young seconded the motion.  
Mr. Schlabach took 5 minutes to answer questions about concerns.  
A vote was taken, 5 Yes / 1 No / 0 Abstain and the motion carried.

*(Non-Public Hearing)*

**OTTO, MELVIN & WANDA~ELITE COVERS & INTERIORS, LLC** ~ By. Taylor Land Surveying (24-SP-40) Clay Twp West., Sect. 28, T37N R09E, zoned A-1. Located at 0630 S 375 W., LaGrange. Application is for a site plan review to run a manufacturing and installation of custom boat covers & interiors.

Robbie Miller introduced and explained the site plan.  
Amber Taylor (Taylor Land Surveying) was present along with the petitioner.  
Amber explained the reasoning for the growing business and need for more space.  
Lynn Bowen asked for public comment, there were none.  
Public comment was closed.  
The board discussed the site plan at length.  
A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

*(Non-Public Hearing)*

**TROYER, DANNY & RUBY~CANVAS SHOP** ~ By. Bernie Feeney/Lynn Hochstetler (24-SP-41) Shipshewana Town., Sect. 02, T37N R08E, zoned B-3. Located 850 N Taylor Dr., Shipshewana. Application is for a 48'x48' addition & a 15'x78' lean-to for an existing canvas shop business.

Robbie Miller introduced and explained the site plan.  
Bernie Feeney (Whitman & Associates) was present along with the petitioner.  
Lynn Bowen asked for public comment, there were none. Public comment was closed.  
The board discussed the site plan at length.  
A vote was taken, 6 Yes / 0 No / 0 Abstain and the motion carried.

**COMMUNICATIONS:** Robbie Miller spoke on the Map amendment coming soon and being distributed to Planning & Zoning, board takes it into acknowledgment to move forward.  
Tyler Young made a motion to approve the Zoning Map, Kevin Myers seconded the motion.

**COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:** None.

**OTHER BUSINESS:** None.

**ADJOURNMENT:** Zach Holsinger made a motion to adjourn. Tyler Young seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:15 p.m.

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