

LAGRANGE COUNTY PLAN COMMISSION
OCTOBER 8th, 2024

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, OCTOBER 8TH, 2024 AT 6:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

CALL TO ORDER: Lynn Bowen called the Plan Commission meeting to order at 6:01 p.m.

ROLL CALL: Lynn Bowen, Shannon Schrock, Tyler Young, Zach Holsinger, Ethan Prough and Paul Yoder

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

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

NEW BUSINESS

ZONING MAP AMENDMENT

(Public Hearing)

LAGRANGE COUNTY PLAN COMMISSION—Proposed new Zoning Map for the incorporated and unincorporated areas of LaGrange County, including a portion of the incorporated Town of Wolcottville located within Noble County. The general purpose is to align the proposed map with the Land Use Opportunities map from the LaGrange County Together Comprehensive Plan adopted in September 2022. The proposed map will add an additional Agricultural zoning district to the county. The proposed zoning districts are as follows: A-1 General Agricultural District, A-2 Rural Business and Industrial, P-1 Parks and Natural Lands, S-1 Suburban Residential, U-1 Urban Residential, L-1 Lake Residential, b-1 General Business, B-2 Neighborhood Business, B-3 Highway Business, B-4 Central Business, I-1 Light Industrial, and I-2 Heavy Industrial. A copy of the proposed Zoning Map, the LaGrange County Unified Development Ordinance, and the LaGrange County Comprehensive Plan is on file for examination at the LaGrange County Plan Commission office located at 114 W Michigan Street, LaGrange Indiana. Written objections to the proposed ordinance that are filed with the secretary of the commission prior to the hearing will be considered. Oral comments concerning the proposal will be heard at the hearing. The hearing may be continued from time to time by the commission.

Robbie Miller introduced the new Zoning Map, mimicking that the map reflects the 2022 comprehensive plan map.

Robbie also spoke on the A zoning districts, parks and natural land zones, S-1, U-1 and L-1 zones.

West side of the County is A2 – Rural and Industrial Business (the now new A-1), and East side is the A-1 – Large Farms.

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

Public comment was subsequently closed.

The board discussed the changes being proposed.

Tyler Young made a motion to send with a favorable recommendation to the Commissioners. Lynn Bowen seconded the motion.

A vote was taken: 6 Yes / 0 No / 0 Abstain

PLANNED UNIT DEVELOPMENT

(Public Hearing)

BONTRAGER, ALTON & MARTHA~VALLEYLINE PUD~ By. Hand to the Plow Surveying (24-PUD-02) Clay Twp West., Sect. 08, T37N R09E, zoned A-1. Located 2935 N 500 W., Shipshewana. Application is for a Planned Unit Development for 18.01 +/- acres to expand existing wood manufacturing and finish business.

Robbie Miller introduced and explained the petition.

Scott Zeigler and Clayton Evan were present along with the petitioner. (Hand to the Plow Surveying). Scott explained the reasoning for the expansion to the board. Lynn Bowen asked for anyone in favor, there were none. Lynn then asked for remonstrators, there were also none. Paul Yoder made a motion to send with a favorable recommendation to the Commissioners. Shannon Schrock seconded the motion. A vote was taken: 6 Yes / 0 No / 0 Abstain

SITE PLAN

(Non-Public Hearing)

WIGGINS, MARION & GREGORY~BLOOMFIELD EVENT CENTER ~ By. Marion & Gregory Wiggins (24-SP-35) Bloomfield Twp., Sect. 27, T37N R10E, zoned A-1. Located 3020 E US 20., LaGrange. Application is to restore the schoolhouse as a lavender farm and a small event center.

Shannon Schrock excused himself from the room.
Robbie Miller introduced and explained the petition.
Gregory Wiggins (3020 E US 20) was present as the petitioner.
Lynn Bowen asked for public comment, there were none. Public comment was closed.
The board discussed the site plan at length.
Lynn Bowen made a motion to approve the petition. Tyler Young seconded the motion.
A vote was taken, 5 Yes / 0 No / 0 Abstain, and the motion carried.

(Non-Public Hearing)

BORKHOLDER, MARCUS & BRENDA ~ CFO ~ By. Agronomic Solutions/Midwest Land Surveying (24-SP-44) Eden Twp., Sect. 06, T36N R08E, zoned A-1. Located 2735 S 1200 W., Goshen. Application is for a proposed 66'x530' Dutch Country Layer Barn (30' egg room, 435' bird space, 62'x8" manure storage), 15'x30' feed bin pad, 12'x16' motor room, 12'x60' loadout, pasture and 8'x16' concrete pad.

Tiffany Rolin (336 E Lake St – Agronomics) 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.
Tyler Young made a motion to approve the petition. Shannon Schrock seconded the motion.
A vote was taken, 6 Yes / 0 No / 0 Abstain, and the motion carried.

(Non-Public Hearing)

ALA HOME, LLC ~ MENNONITE DISASTER SERVICE~ By. Taylor Land Surveying (24-SP-45) Eden Twp., Sect. 04, T36N R08E, zoned A-1. Located 2245 S 1000 W., Shippshewana. Application is for a proposed warehouse for equipment and items to help with local aid during & after disasters.

Amber Taylor (Taylor Land 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.
Ethan Prough 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)

MILLER, NORMAN & SUSAN ~ SUNSET EQUIPMENT ~ By. Taylor Land Surveying (24-SP-46) Clearspring Twp., Sect. 18, T36N R09E, zoned A-1. Located 4460 S 500 W., Topeka. Application is for a proposed fabrication of agricultural products in an existing building.

Robbie Miller introduced and explained the petition.
Amber Taylor (Taylor Land 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.
Ethan Prough made a motion to approve the petition. Paul Yoder seconded the motion.
A vote was taken, 6 Yes / 0 No / 0 Abstain, and the motion carried.

(Non-Public Hearing)

BONTRAGER, LELAND~F&L WOODWORKING~ By. Hand to the Plow Surveying (24-SP-47) Clay Twp. East, Sect. 36, T37N R09E, zoned A-1. Located 0285 W 200 S., LaGrange. Application is for a proposed 70'x112' new building for a custom cabinetry business.

Robbie Miller introduced and explained the petition.

Scott Zeigler & Clayton Evans (Hand to the Plow Surveying) were 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.

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

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

(Non-Public Hearing)

LAMBRIGHT, LOREN & SUANN ~ CFO~ By. Agronomic Solutions/Taylor Land Surveying (24-SP-49) Newbury Twp., Sect. 18, T37N R08E, zoned A-1. Located 1910 N 1150 W., Middlebury. Application is for a 56' x 540' Herbruck Pullet Barn, 42'x48' covered manure storage, 24'x24' mechanical room, 14'x15' concrete pad, 10'x16' motor room, 15'x30' feed bin pad and new driveway off of 1150 W.

Robbie Miller introduced and explained the site plan.

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

Tiffany explained the reasoning for the CFO.

Lynn Bowen asked for public comment, there were none.

Public comment was closed.

The board discussed the site plan at length.

Paul Yoder made a motion to approve the petition. Tyler Young seconded the motion.

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

(Non-Public Hearing)

LIVING WATERS GROUP, LLC ~ DAS KAFFEE HAUS~ By. Taylor Land Surveying (24-SP-51) Shipshewana Town., Sect. 14, T37N R08E, zoned B-3. Located 250 E. Berkshire Dr., Shipshewana. Application is for a proposed drive thru window for an existing coffee shop.

Robbie Miller introduced and explained the site plan.

Amber Taylor (Taylor Land Surveying) 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.

Lynn Bowen made a motion to approve the petition. Shannon Schrock seconded the motion.

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

COMMUNICATIONS: Robbie Miller spoke on plans to get setbacks from any AFO, CFO, CAFO from corporate limits.

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 7:41 p.m.

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. LAGRANGE COUNTY, INDIANA
ANTI-DISCRIMINATION