

**LAGRANGE COUNTY BOARD OF ZONING APPEALS**  
**SEPTEMBER 17th, 2024**

THE LAGRANGE COUNTY BOARD OF ZONING APPEALS MET IN REGULAR SESSION ON TUESDAY, SEPTEMBER 17th, 2024, AT 7:00P.M. IN THE LAGRANGE COUNTY COMMISSIONERS ROOM AT THE COUNTY OFFICE BUILDING

**CALL TO ORDER:** Nick Wilson called the meeting to order at 7:00 p.m.

**ROLL CALL:** Nick Wilson, Tyler Young, Phil Bieberich, and Jerry Raber.

**ADOPT AMENDED AGENDA:** Tyler Young made a motion to approve the amended agenda. Phil Bieberich seconded the motion. A vote was taken, motion carried.

**MINUTES OF PREVIOUS MEETING:** Tyler Young made a motion to approve the minutes. Jerry Raber seconded the motion. A vote was taken, motion carried.

**COMMUNICATIONS:**

**NEW BUSINESS**

**DEVELOPMENTAL VARIANCE**

*(Public Hearing)*

**YODER, MONROE JR & LINDA~** By. Monroe Yoder (24-V-23) Lima Twp., Sect.21, T38N R10E, zoned L-1. Located at 6770 N 270 E., Howe. A Developmental Variance for a roadside setback of 28' for an open deck where 45' is required in the L-1 Zoning District.

Robbie Miller introduced and reviewed the site plan.

Monroe Yoder (6770 N 270 E) was present as the petitioner.

The petitioner explained the reasoning for the variance.

Nick Wilson asked if there were any in favor of the petition, there were none. Nick Wilson then asked if there were any against the petition, there were none.

The public hearing was subsequently closed.

Phil Bieberich made a motion to approve pending the condition of the porch can never be enclosed on the North & East side. Tyler Young seconded the motion.

The board discussed the petition at length.

A roll call vote was taken:

*(Public Hearing)*

**OUTTEN, MATTHEW & ANNA ~** By. Matthew Outten (24-V-25) Milford Twp., Sect.22, T36N R11E, zoned L-1. Located at 5865 S 960 E., Wolcottville. A Developmental Variance for a lake side setback of 10' where 45' is required, a side setback of 3' where 10' is required and a lot of coverage of 56% where 40% is required in the L-1 Zoning District.

Robbie Miller introduced and reviewed the site plan.

Matthew & Anna Outten (5865 S 960 E) were present as petitioners along with Tony Schiffli (820 Lane). They explained their reasoning for the variance requested

Nick Wilson asked if there were any in favor of the petition.

Nick Wilson then asked if anyone would like to remonstrate against the petition. There were none.

The public hearing was subsequently closed.

Phil Bieberich made a motion if approved pending the condition that the deck is to remain open.

Jerry Raber seconded the motion.

A roll call vote was taken:

*LAND USE VARIANCE*

*(Public Hearing)*

**SCHWARTZ, MERVIN** ~ By. Mervin Schwartz (24-LUV-09) Bloomfield Twp., Sect.30, T37N R10E, zoned A-1. Located at 0120 S 100 E., LaGrange. A Land Use Variance to operate a light duty automotive repair shop in the A-1 Zoning District.

Robbie Miller introduced and reviewed the site plan.

Mervin Schwartz (0120 S 100 E) was present as the petitioner.

The petitioner explained the reasoning for the variance requested.

Nick Wilson asked if there were any in favor of the petition, there were none. Nick Wilson then asked if there were any against the petition, there were none.

The public hearing was subsequently closed.

The board discussed the petition at length:

- Amount of vehicles sitting
- Disposal of oils/antifreeze
- Finding a new parcel that would be more appropriate for the business to remain successful and grow.

Tyler made a motion to set six months for the timeline of business removal. Phil Bieberich seconded the motion.

A roll call vote was taken:

*CONDITIONAL USE VARIANCE*

*(Public Hearing)*

**CHRISTNER, NORMAN & ESTHER** ~ By. Norman Christner (24-CU-09) Lima Twp., Sect.02, T37N R08E, zoned S-1. Located at 1265 E Country Lane., Shipshewana. (44-05-02-400-000.019-015). A Conditional Use Variance for a short-term rental in the S-1 Zoning District.

Robbie Miller introduced and reviewed the site plan.

Norman Christner (1265 Country Lane) was present as the petitioner.

Nick Wilson asked if there were any in favor of the petition, there was 1.

- Jerry Christner – Has short term rentals and thinks this would be great for the year he is asking.

Nick Wilson then asked if there were any against the petitioner, there were 6.

- Richard G (1055 E Country Lane) bought the property to avoid commercial areas and doesn't want a commercial building in this area. Doesn't want disrespectful people, parties, several people at a time.
- Joseph W (1000 E Country Lane) wants a safe and nice neighborhood. Increase of traffic, lots of kids and bikes in the area.
- Thomas & Diane (1255 E Country) Traffic concerns, not very friendly people. Not meeting the speed limit of the area. Doesn't want to have to be afraid of locking doors and windows.
- Angie Yoder (1150 E Country Lane) Neighborhood has 5 or 6 now and doesn't need more. Wants a quiet and safe area for the kids. One neighbor is moving because of the short-term rentals there.
- Heidi Brohm (1200 E Country Lane)

- Nelson & Betty Miller (1105 E Country Lane)

Norman Christner spoke about not being sure of the traffic because he shut his short term down two months ago. Wants to do the short term for one year until his son moves in.

Public Hearing was closed.

The board discussed the petition at length.

Jerry Raber made a motion to keep it at a maximum of 3 cars and none on the street. Nick Wilson seconded the motion.

A roll call vote was taken:

**OTHER BUSINESS:** New Unified Development Ordinance is in effect, zoning map should be ready by 9/25/24.

**ADJOURNMENT:** Jerry Raber made a motion to adjourn, Phil Bieberich seconded the motion. A vote was taken, motion carried, and meeting adjourned at 8:38 p.m.

LAGRANGE COUNTY, INDIANA  
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LAGRANGE COUNTY BOARD OF ZONING APPEALS

BY: \_\_\_\_\_  
Lynn Bowen, President

BY: \_\_\_\_\_  
Nick Wilson, Vice President

BY: \_\_\_\_\_  
Phillip Bieberich, Member

BY: \_\_\_\_\_  
Jerry Raber, Member

BY: \_\_\_\_\_  
Tyler Young, Member

BY: \_\_\_\_\_  
Alternate Member