

LAGRANGE COUNTY PLAN COMMISSION
JANUARY 14th, 2025

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, JANUARY 14TH, 2025 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 6:00 p.m.

ROLL CALL: Lynn Bowen, Kevin Myers, Shannon Schrock, Tyler Young, Zach Holsinger, Ethan Prough, Paul Yoder and John Reffett.

ELECTION OF OFFICERS: Tyler Young made a motion to nominate Dustin Glick as General Counsel for the Board, Robbie Miller as the Zoning and Flood Plain Administrator, Christa McCormick as the Board Secretary/Administrative Assistant, Kali Baker as the Planning & Zoning Inspector, Kate Kervin as Code Enforcement Official. Ethan Prough seconded the motion.

Tyler Young nominated Lynn Bowen for the County & Town of LaGrange Board of Zoning President. John Reffett seconded the motion.

Tyler Young nominated Lynn Bowen as Plan Commission President. Zach Holsinger seconded the motion.

Lynn Bowen nominated Tyler Young as Plan Commission Vice President. Ethan Prough seconded the motion.

Lynn Bowen motioned to close the nominations. Kevin Myers seconded the motion.

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: Lynn Bowen made a motion to adopt the previous minutes. Tyler Young seconded the motion. A vote was taken, motion carried.

OLD BUSINESS
SITE PLAN

(Non-Public Hearing)

WHETSTONE, TIMOTHY & WANETA~WHETSTONE EXCAVATING~ By. Hand to the Plow Surveying (24-SP-60) Johnson Twp., Sect. 11, T36N R10E, zoned A-1. Located 3510 S 500 E., Wolcottville. Application is for a proposed excavating business in an existing building.

Robbie Miller introduced the site plan with the developmental details.

Scott Zeigler and 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.

Public comment was subsequently closed.

The board discussed the site plan being proposed.

Paul Yoder made a motion to add a condition of no storage of construction debris (Road grindings, concrete chunks, tree stumps etc.). Tyler Young seconded the motion.

A vote was taken: 8 Yes / 0 No / 0 Abstain

OLD BUSINESS
REZONE

(Public Hearing)

RAY GORDON FARMS ~ By. Taylor Land Surveying (24-R-01) Milford Twp., Sect. 27, T36N R11E, zoned A-1. Located East of 6430 S 900 E., Wolcottville. Application is to rezone 2.18 +/- acres from A-1 to the A-2 Zoning District.

Robbie Miller introduced the rezone site plan with the development details.

Amber Taylor (Taylor Land Surveying) was present as the petitioner.

Lynn Bowen asked for public comment.

Neal Wolhete spoke in favor of the petition; he spoke about how it meets the requirements, and they are just keeping it for the family.

Lynn Bowen then asked for anyone against the petition. There were none.

Public comment was subsequently closed.

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

A vote was taken: 8 Yes / 0 No / 0 Abstain

PLANNED UNIT DEVELOPMENT

(Public Hearing)

MAST, HARLEY~ By. Hand to the Plow Surveying (24-PUD-03) Bloomfield Twp., Sect. 07, T37N R10E, zoned B-3 & S-1. Located 0105 E 200 N., LaGrange. Application is for a proposed Planned Unit Development for 20.75 +/- acres for mixed use of commercial and agricultural to develop lots for future lessee spaces.

Robbie Miller introduced the PUD with the development details.

Scott Zeigler and Clayton Evans were present as the petitioners.

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 send the PUD to the Commissioners with a favorable recommendation. Shannon Schrock seconded the motion.

A vote was taken, 8 Yes / 0 No / 0 Abstain, and the motion carried.

SITE PLAN

(Non-Public Hearing)

MILLER, ALBERT & SHARON~ By. Rob Yoder (24-SP-62) Newbury Twp., Sect. 20, T37N R08E, zoned A-2. Located 10755 W 050 N., Middlebury. Application is for a proposed retail fabric store out of existing 30'x40' building.

Robbie Miller introduced the site plan with the development details.

Rob Yoder (6155 N 775 W) 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.

Zach Holsinger made a motion to approve the site plan. John Reffett seconded the motion.

A vote was taken, 8 Yes / 0 No / 0 Abstain, and the motion carried.

COMMUNICATIONS: UDO amendments – 2-acre parcel one-time cuts. 2 acres minimum and 5 acres maximum were discussed. Confined feeding (AFO/CFO) setbacks from towns, board would love to see Commissioners at the meeting to get an idea of appropriate setbacks. Tangent lines were also discussed.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: None.

ADJOURNMENT: Zach Holsinger made a motion to adjourn. Kevin Myers seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 7:02 p.m.

NOTICE STATEMENT

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