

LAGRANGE COUNTY PLAN COMMISSION
FEBRUARY 11th, 2025

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, FEBRUARY 11TH, 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, Zach Holsinger, Ethan Prough, Paul Yoder, Jeff Campos and John Reffett.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

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

NEW BUSINESS

REZONE

(Public Hearing)

WILLIE & LAURIE SKAGGS~L&W INVESTMENTS~ By. Taylor Land Surveying (25-R-01) Lima Twp., Sect. 30, T38N R10E, zoned B-1. Located 418 E Defiance St., Howe. Application is to rezone Lot 136 from B-1 to U-1 & Lot 137 from B-1 to B-4.

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

Alex (Taylor Land Surveying) was present with the petitioner.

Lynn Bowen asked for public comment, there was one in favor

Will Skaggs spoke about how he would like to separate residential and commercial. Lynn Bowen then asked for any remonstrators, there were none. Public comment was closed.

Public comment was subsequently closed.

The board discussed the rezone being proposed.

Ethan Prough made a motion to send the petition to the Commissioners with a favorable recommendation. Paul Yoder seconded the motion.

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

(Public Hearing)

YODER, NORMAN & TRI COUNTY & BEECHY, ANTHONY ~ By. Norman Yoder (25-R-02)

Bloomfield Twp., Sect. 07, T37N R10E, zoned B-3. Located 2445 N Sr 9, 2435 N Sr 9, N. Sr 9 & 2425 N Sr. 9., LaGrange. Application is to rezone (4) four parcels totaling 39.71 +/- acres from B-3 to the A-2 Zoning District.

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

Norman Yoder (2445 N Sr 9) was present as the petitioner.

Lynn Bowen asked for public comment.

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

Public comment was subsequently closed.

Paul Yoder made a motion to send the petition to the Commissioners with a favorable recommendation.

Shannon Schrock seconded the motion.

A vote was taken: 6 Yes / 2 No / 0 Abstain

(Public Hearing)

WENGERD, MARION & MARY ~ By. Advanced Land Surveying (25-R-03) Bloomfield Twp., Sect. 26, T37N R10E, zoned A-1. Located 4140 E Us 20., LaGrange. Application is to rezone 19.88 +/- acres from A-1 to the A-2 Zoning District.

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

Ronnie Justice (17120 CR 46) was present as the petitioner.

Lynn Bowen asked for public comment, Marion Wengerd said he would like to subdivide and sell off the house portion. Lynn Bowen then asked for remonstrators, there were two:

1. Doyle Coney (3975 E US 20) spoke about how residential is fine but didn't want to see industrial in the area.
2. Gary Wilcox (4140 E US 20) spoke about how residential is fine but didn't want to see an AFO or business.

Marion Wengerd stated how his plans for a home were the only thing planned and no plans of business/commercial. Public comment was subsequently closed.

The board discussed the site plan at length.

Paul Yoder made a motion to send the rezone to the Commissioners with a favorable recommendation.

Jeff Campos seconded the motion.

A vote was taken, 3 Yes / 5 No / 0 Abstain, and the motion carried.

Lynn Bowen then made a motion to send the rezone to the Commissioners with an unfavorable recommendation. Ethan Prough seconded the motion.

A vote was taken, 6 Yes / 2 No / 0 Abstain, and the motion carried.

SITE PLAN

(Non-Public Hearing)

BONTRAGER, ERNEST & ELSA MAE ~DOUBLE E~ By. Bernie Feeney (25-SP-06) Eden Twp., Sect. 33, T36N R08E, zoned A-2. Located 9880 W. 700 S., Topeka. Application is for an 85'x150' building for receiving and storage of woodworking materials for an existing business.

Robbie Miller introduced the site plan with the development details.

Bernie Feeney (Whitman Associates) 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.

Paul Yoder made a motion to approve the site plan with the condition of Ernest Bontrager providing Planning & Zoning with a hand written plan for material disposal. Kevin Myers seconded the motion.

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

(Non-Public Hearing)

YODER, ANTHONY & MARY LOU ~ AM WOODWORKING ~ By. Bernie Feeney (24-SP-43) Eden Twp., Sect. 19, T3N R08E, zoned A-2. Located East of 5645 S 1125 W., Millersburg. Application is to add additional space for warehouse and manufacturing storage for an existing business.

Robbie Miller introduced the site plan with the development details.

Bernie Feeney (Whitman Associates) 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.

Paul Yoder 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:

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: Ray Gordon Rezone coming back for a minor fix in the wording on the document. John Reffett made a motion to send the Rezone to the commissioners with a favorable recommendation. Lynn Bowen seconded the motion. A vote was taken, 8 Yes / 0 No / 0 Abstain, and the motion carried.

UDO amendments, AFO/CFO/CAFO setbacks, B3 setbacks, tangent line. Next month there will be a public hearing to discuss the changes.

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

NOTICE STATEMENT

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