

LAGRANGE COUNTY PLAN COMMISSION
NOVEMBER 22ND, 2021

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, NOVEMBER 22ND, 2021 AT 7:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

CALL TO ORDER: Tyler Young called the meeting to order at 7:00 p.m.

ROLL CALL: Jim Young, Rich Sherman, Freeman Miller, Terry Martin, Zach Holsinger, Miriam Carnahan, Steve Engleking & Tyler Young.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

ADOPT AGENDA: Freeman Miller made a motion to adopt the agenda, Terry Martin seconded the motion. A vote was taken, motion carried.

APPROVE MINUTES OF PREVIOUS MEETING: Freeman Miller made a motion to approve the October 25, 2021 minutes, Jim Young seconded the motion. A vote was taken, motion carried.

Freeman Miller made a motion to approve the November 8, 2021 minutes, Jim Young seconded the motion. A vote was taken, motion carried.

NEW BUSINESS

REZONE

(Public Hearing)

McKIBBEN FAMILY FARMS, INC. ~ By: Carey McKibben (21-R-12) Bloomfield Twp., Sect. 30, T37N R10E, zoned I-2. Located South of 0380 S 100 E, LaGrange. Application is to rezone 80 +/- acres from I-2 (Heavy Industrial District) to A-1 (General Agricultural District) zoning.

Robbie Miller introduced the petition.

Carey McKibben, 3630 S 200 E, LaGrange, was present as the petitioner and explained to the board the history of the property and the reason for the proposed rezone.

Tyler Young asked for public comment on the petition.

Gary Yoder, 1460 E US 20, LaGrange, was present as a remonstrator and expressed his concerns regarding decreasing property value.

Nicholas Yoder, 1110 E 100 S, LaGrange, was present as a remonstrator and expressed his concerns regarding decreasing property value and potential glare towards his residents from the panels.

Mr. McKibben responded to the remonstrators, stating that it is not guaranteed that solar panels will be placed on property and wants to change the zone to agricultural.

The board discussed the petition at length, discussing various scenarios and resolutions.

Tyler Young made a motion to postpone the rezone until the solar ordinance is updated. Freeman Miller seconded the motion.

After further discussion amongst the board, Tyler Young withdrew his motion to postpone. Freeman Miller also withdrew his second to the motion.

Steve Engleking made a motion to send the petition to LaGrange County Commissioners with a positive recommendation. Zach Holsinger seconded the motion.

A vote was taken 4 Yes / 4 No / 0 Abstain.

Tyler Young made a motion to send the petition to LaGrange County Commissioners with no recommendation. Rich Sherman seconded the motion.

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

SUBDIVISION

(Non-Public Hearing)

RABER, JERRY & FRISKNEY, MICHAEL ~ RAILROAD ST. ADDITION TO WOLCOTTVILLE ~ By: Taylor Land Surveying (21-SB-65) Johnson Twp., Sect. 34, T36N R10E, zoned U-1. Located on Railroad St., between Wolcott St. and Woodruff Rd., East of Main St., Wolcottville (Parcel #44-10-34-300-002.000-010). Application is for a proposed thirteen-lot minor plat.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the storm water issue to the board. Mrs. Taylor also stated she is waiting on Town Manager of Wolcottville approval.

The board discussed the subdivision.

Tyler Young asked for public comment on the petition. There was none.

Steve Engleking made a motion to send the site plan to the LaGrange County Plat Committee with a positive recommendation, pending the following conditions: 1) The verbiage "Construction" be removed from the face of the plat and 2) County Dedication be removed from the face of the plat. Terry Martin seconded the motion. A vote was taken 8 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

MORGANO INVESTMENTS, LLC ~ MARCO MORGANO IMPORTS ~ By: Midwest Land Surveying (21-SP-73) Orange Twp., Sect. 03, T35N R10E, zoned B-1. Located at 305 S. Main St., Wolcottville (Noble County). Application is for a proposed warehouse expansion for wine storage and distribution.

Robbie Miller introduced the petition.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner and explained the status of the project.

The board discussed the site plan.

Tyler Young asked for public comment on the petition. There was none.

Zach Holsinger made a motion to approve the site plan, pending the following conditions: 1) Drainage easement across Dollar General property, and 2) Noble County Surveyor Approval. Terry Martin seconded the motion.

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

(Non-Public Hearing)

HOCHSTETLER, JOHN ~ PENN CENTRAL WELDING ~ By: Lehman Construction (21-SP-76) Bloomfield Twp., Sect. 32, T37N R10E, zoned A-1. Located at 1245 S 100 E, LaGrange. Application is for a proposed 60'x120' building addition for existing welding business.

Robbie Miller introduced the petition.

Rob Yoder, Lehman Construction, was present on behalf of the petitioner and explained the reason for the expansion.

The board discussed the site plan at length, discussing the issues regarding not having permission to trailers for the distributor in Michigan.

Tyler Young asked for public comment on the petition. There was none.

Zach Holsinger made a motion to table the site plan, pending the following conditions: 1) Letter from distributor from Michigan, understanding that Mr. Hochstetler does not currently have permission to build the distributor's trailers, and 2) Outdoor storage issue resolved. Terry Martin seconded the motion.

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

(Non-Public Hearing)

MILLER, PAUL ~ CUSTOM STEEL DESIGNS ~ By: Lehman Construction (21-SP-77) Newbury Twp., Sect. 33, T37N R08E, zoned A-1. Located at 1665 S 1000 W, Shipshewana. Application is for a proposed 70'x123' building addition for an existing metal shop.

Robbie Miller introduced the petition.

Rob Yoder, Lehman Construction, was present on behalf of the petitioner and stated the soil borings are scheduled.

The board discussed the site plan at length.

Tyler Young asked for public comment on the petition. There was none.

Freeman Miller made a motion to approve the site plan, pending the following conditions: 1) Updated site plan showing the soil borings. Tyler Young seconded the motion.

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

(Non-Public Hearing)

BONTRAGER, MARLIN & ALMA ~ MEADOWVIEW CUSTOM CABINETRY ~ By: Taylor Land Surveying (21-SP-78) Newbury Twp., Sect. 27, T37N R08E, zoned A-1. Located at 8225 W 070 S, Shipshewana. Application is for a proposed 6,992 sq. ft. woodworking shop for cabinets, furniture and small projects.

Robbie Miller introduced the petition.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the site plan.

The board discussed the site plan.

Tyler Young asked for public comment on the petition. There was none.

Freeman Miller made a motion to approve the site plan. Terry Martin seconded the motion.

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

(Non-Public Hearing)

WINGARD, MILAN ~ WINGARD'S CUSTOM PLASTICS ~ By: Lehman Construction (21-SP-79) Van Buren Twp., Sect. 19, T38N R09E, zoned A-1. Located at 5705 W 600 N, Shipshewana. Application is for a proposed 80'x120' building addition to an existing fabrication business.

Robbie Miller introduced the petition.

Rob Yoder, Lehman Construction, was present on behalf of the petitioner and explained the site plan, stating the barn and dog kennel will be removed.

The board discussed the site plan.

Tyler Young asked for public comment on the petition. There was none.

Terry Martin made a motion to approve the site plan, pending the following condition: 1) Wetlands added to the site plan. Freeman Miller seconded the motion.

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

(Non-Public Hearing)

HOCHSTETLER, DANNY ~ EAST OF LAGRANGE KENNELS ~ By: Hand to Plow Surveying (21-SP-81) Bloomfield Twp., Sect. 23, T37N R10E, zoned A-1. Located at 0950 N 450 E, LaGrange. Application is for a proposed 24'x58' building for a new commercial dog breeding facility with retail sales.

Robbie Miller introduced the petition.

Scott Zeigler, Hand to Plow Surveying, was present on behalf of the petitioner and explained the site plan. The petitioner was not present.

The board discussed the site plan. Robbie Miller read the LaGrange County Highway Engineer's comments regarding this site plan, stating her concerns regarding the ADA compliance.

Tyler Young asked for public comment on the petition. There was none.

Steve Engleking made a motion to table the petition until the next available agenda when the petitioner can attend the hearing. Tyler Young seconded the motion.

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

COMMUNICATIONS: None.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: Tyler Young asked Jake Taylor, LaGrange County REMC, to attend the meeting to explain how solar projects may effect LaGrange County. Mr. Taylor provided the board with various information, including the policies and processes the State of Maine had implemented. Some aspects of commercial solar farms that Mr. Taylor wanted the board to keep in mind were a decommissioning clause, a maintenance clause, and an end clause for these potential projects. The board discussed the information at length.

OTHER BUSINESS: None.

ADJOURNMENT: Steve Engleking made a motion to adjourn, Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 9:34 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