

LAGRANGE COUNTY PLAN COMMISSION
JANUARY 24TH, 2022

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, JANUARY 24TH, 2022 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: Freeman Miller, Kevin Myers, Zach Holsinger, Ethan Prough, Steve Engleking, Lynn Bowen & Tyler Young.

ELECTION OF OFFICERS: Steve Engleking made a motion to nominate Lynn Bowen as President. Kevin Myers seconded the motion. Tyler Young made a motion to close the nominations. Steve Engleking seconded the motion. A vote was taken, motion carried with Lynn Bowen as President.

Lynn Bowen made a motion to nominate Tyler Young as Vice President. Steve Engleking seconded the motion. Lynn Bowen made a motion to close the nominations. Steve Engleking seconded the motion. A vote was taken, motion carried with Tyler Young as Vice President.

Steve Engleking made a motion to nominate Cassie DeLucenay as Board Secretary. Freeman Miller seconded the motion. Mr. Engleking also made a motion to appoint Dustin Glick as General Council for the Board. Lynn Bowen seconded the motion. A vote was taken, motions carried for Cassie DeLucenay as Board Secretary and Dustin Glick as General Council for the Board.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

APPROVE MINUTES OF PREVIOUS MEETING: Freeman Miller made a motion to approve the previous minutes, Kevin Myers seconded the motion. A vote was taken, motion carried.

OLD BUSINESS

SITE PLAN

(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 to the board that this petition was approved at the BZA meeting that was held on September 21st, 2022.

Lynn Bowen asked for public comment on the petition. There was none.

Steve Engleking made a motion to approve the petition. Freeman Miller seconded the motion.

A vote was taken 7 Yes / 0 No / 0 Abstain and the motion carried.

NEW BUSINESS

SITE PLAN

(Non-Public Hearing)

SAHNI, ANU ~ ATJ REAL ESTATE HOLDING, LLC ~ By: James Ware Construction (21-SP-67): Lima Twp., Sect. 18, T38N R10E, zoned I-2. Located South of 8055 N SR 9, Howe. Application is for a proposed 120,000 sq. ft. warehouse.

Robbie Miller introduced the petition.

Sally Hopple, 903 N. Clay St. Sturgis, MI, was present on behalf of the petitioner and explained the proposed site plan. The petitioner was not present.

The board discussed the site plan.

Lynn Bowen asked for public comment on the petition. There was none.

Steve Engleking made a motion to table the petition until the petitioner can be present. Zach Holsinger seconded the motion. A vote was taken, the motion carried.

(Non-Public Hearing)

MILLER, ORVA ~ SEYBERT EQUIPMENT REPAIR ~ By: Lehman Construction (21-SP-75): Lima Twp., Sect. 35, T38N R09E, zoned A-1. Located at 1935 W 450 N, Howe. Application is for a proposed 4,592 sq. ft. farm equipment repair shop.

Robbie Miller introduced the petition.

Rob Yoder, 7740 S SR 120, Shipshewana, was present on behalf of the petitioner and explained the proposed site plan. The petitioner was not present.

Lynn Bowen asked for public comment on the petition. There was none.

The board discussed the site plan, stating the septic needed to be added to the site plan.

Zach Holsinger made a motion to table this petition until the petitioner can be present. Tyler Young seconded the motion.

A vote was taken, the motion carried.

(Non-Public Hearing)

HILTY, JAKE ~ By: Hand to Plow Surveying (21-SP-80) Clay Twp., Sect. 35, T37N R09E, zoned A-1. Located at 1500 W 100 S, LaGrange. Application is for a proposed 40'x86' building for a new harness repair shop.

Robbie Miller introduced the petition.

Scott Zeigler, Hand to Plow Surveying, was present on behalf of the petitioner and stated the easement agreement had been filed and the three (3) structures currently in the easement will be removed prior to occupancy. Jake Hilty, 1500 W 100 S, LaGrange, was also present as the petitioner.

The board discussed the site plan.

Lynn Bowen asked for public comment on the petition. There was none.

Freeman Miller made a motion to approve the petition. Steve Engleking seconded the motion.

A vote was taken 7 Yes / 0 No / 0 Abstain and the motion carried.

(Non-Public Hearing)

BONTRAGER, MARK ~ QUALITY CRAFTS ~ By: Lehman Construction (21-SP-83) Clay Twp., Sect. 4, T37N R09E, zoned A-1. Located at 3280 W 350 N, LaGrange. Application is for a proposed 42'x66' shop addition for existing furniture and cabinet shop.

Robbie Miller introduced the petition.

Rob Yoder, Lehman Construction, was present on behalf of the petitioner and stated there would be not retail sales at this business. Mark Bontrager, 3280 W 350 N, LaGrange, was also present as the petitioner.

The board discussed the site plan.

Lynn Bowen asked for public comment on the petition. There was none.

Freeman Miller made a motion to approve the site plan. Steve Engleking seconded the motion.

A vote was taken 7 Yes / 0 No / 0 Abstain and the motion carried.

COMMUNICATIONS: None.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: Robbie Miller presented the board with two (2) proposed updated applications for the BZA & Plan Application and the Subdivision Submittal Worksheet. The board discusses the applications and proposed future changes. Steve Engleking made a motion to adopt the two (2) application forms. Lynn Bowen seconded the motion. A vote was taken, motion carried.

Mrs. Miller also presented 2021 Reports from the Plan Commission office.

Mrs. Miller also discussed with the board regarding the fee schedule and proposed amendments to the Solar Ordinance. Mrs. Miller presented a packet of proposed changes to the board.

Ethan Sternberg, One South Wacker Drive, Suite 1800, Chicago, IL, was present as a representative from Invenergy and discussed at great length with the board regarding proposed amendments to the current Solar Ordinance. The board also discussed further regarding the proposed changes to the fee schedule.

The board discussed the proposed changes be advertised in the local newspapers and be presented at a Special Plan Commission Meet that will be held on Thursday, March 3rd at 6:00 pm.

Mrs. Miller also explained to the board that the first detail Planned Unit Development was filed and she discussed the process. The board also discussed potential impact fees regarding Planned Unit Developments in the future.

Mrs. Miller also explained the details for the Summit for the Future event that will be held in February.

ADJOURNMENT: Tyler Young made a motion to adjourn, Freeman Miller seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 9:05 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