

LAGRANGE COUNTY PLAN COMMISSION
FEBRUARY 28TH, 2022

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, FEBRUARY 28TH, 2022 AT 7:00 PM.** IN THE COUNTY OFFICE BUILDING WITH THE FOLLOWING AGENDA:

CALL TO ORDER: Lynn Bowen called the meeting to order at 7:00 p.m.

ROLL CALL: Freeman Miller, Kevin Myers, Zach Holsinger, Ethan Prough, Steve Engleking, Lynn Bowen, Jim Young, Miriam Carnahan & Tyler Young.

INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:

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

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

OLD 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.

Anu Sahni, 210 Broadus St., Sturgis, MI, was present as the petitioner and explained to the board the proposed site plan.

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

Freeman Miller made a motion to approve the petition. Jim Young seconded the motion.

A vote was taken 9 Yes / 0 No / 0 Abstain and 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, 7835 W SR 120, Shipshewana, was present on behalf of the petitioner and explained the proposed site plan. Orva Miller, 1935 W 450 N, Howe, was also present as the petitioner.

The board discussed the site plan.

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

Lynn Bowen made a motion to approve the petition. Freeman Miller seconded the motion. A vote was taken, 8 Yes / 1 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, 7740 S SR 120, Shipshewana, was present on behalf of the petitioner and explained the current site had been cleaned up. John Hochstetler, 1245 S 100 E, LaGrange, was also present as the petitioner.

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

The board discussed the site plan, stating the 40x75 barn to be labeled as Personal Use on the site plan.

Freeman Miller made a motion to approve this petition. Jim Young seconded the motion.

A vote was taken, 8 Yes / 1 No / 0 Abstain the motion carried.

NEW BUSINESS

PLANNED UNIT DEVELOPMENT

(Public Hearing)

MILLER, JERRY & ROSETTA ~ MILLER PUD ~ By: Hand to Plow Surveying (22-PUD-1) Clay Twp., Sect. 21, T37N R09E, zoned A-1. Located at 3200 W 100 N & 3030 W 100 N, LaGrange. Application is for a proposed Planned Unit Development of 8 lots to be zoned A-1, I-1, & B-1 for mixed uses.

Robbie Miller introduced the petition.

Scott Zeigler, Hand to Plow Surveying, was present on behalf of the petitioner and explained the reason

The board discussed the site plan at length. Zach Holsinger expressed his concern regarding increase in traffic flow.

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

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

A vote was taken 8 Yes / 1 No / 0 Abstain and the motion carried.

SUBDIVISION

(Non-Public Hearing)

WANA ESTATES, LLC ~ COUNTRY CROSSINGS REPLAT OF LOTS 12-18 ~ By: John Kimpel & Associates, Inc. (22-SB-5) Shipshewana Corp. Twp., Sect. 14, T37N R08E, zoned PUD. Located at 1295-1300 Southbrooke, Shipshewana. Application is for a replat of Lots 12-18 of Country Crossings Phase III.

Robbie Miller introduced the petition.

No person was present. Robbie Miller stated the Town of Shipshewana supported this replat.

The board discussed the plat.

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

Lynn Bowen made a motion to approve the petition. Zach Holsinger seconded the motion.

A vote was taken 9 Yes / 0 No / 0 Abstain and the motion carried.

SITE PLAN

(Non-Public Hearing)

LOWELL, CRAIG ~ EVERLAST ROOFING ~ By: Steve Coulter (22-SP-1) Lima Twp., Sect. 18, T38N R10E, zoned B-3. Located at 7180 N 050 E, Howe. Application is for a proposed 80x125' expansion for manufacturing and distribution use for existing roofing business.

Robbie Miller introduced the petition.

Steve Coulter, Everlast Roofing, was present on behalf of the petitioner and explained the updates that were made on the site plan.

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

The board discussed the site plan at length, regarding the several missing items on the site plan.

Jim Young made a motion to approve this petition, pending the following conditions: 1) Dimensions of the property lines on the site plan, 2) Sight distance on the road, 3) Existing driveway radii on the site plan, and 4) Existing building dimensions on the site plan. Ethan Prough seconded the motion.

A vote was taken, 9 Yes / 0 No / 0 Abstain the motion carried.

(Non-Public Hearing)

612 S. DETROIT ST., LLC ~ LAGRANGE FAMILY DENTISTRY ~ By: Bertsch-Frank & Associates (22-SP-7) Bloomfield Twp., Sect. 30, T37N R10E, zoned B-2 & U-1. Located at 612 S. Detroit St., LaGrange. Application is for a proposed 14,464 building for existing dentist office.

Robbie Miller introduced the petition.

Jeff Kilburg, APEX Designs, was present on behalf of the petitioner and explained the proposed development plan, stating they were still waiting on the Town letter and INDOT approval letter.

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

The board discussed the site plan.

Jim Young made a motion to approve this petition. Zach Holsinger seconded the motion.

A vote was taken, 9 Yes / 0 No / 0 Abstain the motion carried.

(Non-Public Hearing)

YODER, MAHLON ~ MDY HARNESS ~ By: Taylor Land Surveying (22-SP-8) Newbury Twp., Sect. 32, T37N R08E, zoned A-1. Located at 1455 S 1100 W, Middlebury. Application is for a proposed 48'x90' addition to existing harness shop.

Robbie Miller introduced the petition.

Susie Troyer, 2675 E 050 N, LaGrange, was present on behalf of the petitioner and stated the sign will be moved out of the road right-of-way.

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

The board discussed the site plan.

Steve Engleking made a motion to approve this petition. Miriam Carnahan seconded the motion.

A vote was taken, 8 Yes / 1 No / 0 Abstain the motion carried.

COMMUNICATIONS: None.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: Zach Holsinger explained the driving situation that happened while doing site visits earlier in the month and how dangerous an existing business had their site plan was operating. Mr. Holsinger had concerns regarding responsible growth in our county. The board discusses potential resolutions at length. Robbie Miller discussed the duties and jurisdiction of zoning responsibilities between the Plan Commission office for the county and the incorporated towns within their town limits. Mrs. Miller explained to the board the numerous occasions when the Town Manager directs issues to her office when it is the responsibility of the Town Manager to resolve. Ethan Prough made a motion to have Dustin Glick conduct research on how other towns take care of the planning and zoning. Lyn Bowen seconded the motion. A vote was taken, motion carried. Mrs. Miller also discussed with the board regarding the seminar that was hosted by from Farm Bureau and recommended that the board listen to the seminar to use as a reference when making decisions for future petitions.

The board also discussed the proposed special plan meetings regarding Commercial Solar Farms. After much discussion, the board agreed to have the meetings to be held on March 16th, 2022 at 4:00 pm and on April 5th, 2022 at 5:00 pm.

ADJOURNMENT: Freeman Miller made a motion to adjourn. Lynn Bowen seconded the motion. A vote was taken, motion carried. The meeting was adjourned at 9:17 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