

**LAGRANGE COUNTY PLAN COMMISSION
JANUARY 27, 2020**

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, JANUARY 27, 2020 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: Lynn Bowen, Freeman Miller, Miriam Carnahan, Larry Miller, Zack Holsinger, Rich Sherman, Tyler Young, Steve Engleking, Peter Cook, Dustin Glick, Robbie Miller, and Kalinn Speelman

ELECTION OF OFFICERS: Rich Sherman nominated Tyler Young as President, Peter Cook seconded the motion. A vote was taken and the motion carried. Tyler Young was elected President. Freeman Miller nominated Lynn Bowen as Vice President, Rich Sherman seconded the motion. A vote was taken and the motion carried. Lynn Bowen was elected Vice President. Tyler Young made a motion to reappoint Kalinn Speelman as Administrative Assistant, Lynn Bowen seconded the motion. Tyler Young made a motion to reappoint Robbie Miller as Zoning Administrator, Steve Engleking seconded the motion. Tyler Young made a motion to retain Dustin Glick as the attorney, Rich Sherman seconded the motion. All motions were carried.

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, the agenda was approved.

APPROVE MINUTES OF PREVIOUS MEETING: Freeman Miller made a motion to adopt the minutes, Lynn Bowen seconded the motion. A vote was taken the minutes were approved.

NEW BUSINESS

SITE PLAN

(Non-Public Hearing)

HOCHSTETLER, SHELDON & MYRA ~ CREEKSIDE CABINS ~ By: Rob Yoder (19-SP-33): Newbury Twp., Sect. 02, T37N R8E, zoned A-1. Located at 3715 N SR 5, Shipshewana. Application is for outside retail in an A-1 zoning district.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned the petition was reviewed in June but postponed due to septic issues. The site plan was reviewed again in December and received a positive recommendation through the Plat Committee.

Rob Yoder, 815 Waterbury Park, Elkhart, was present on behalf of the petitioners. Mr. Yoder explained the site plan and the new septic system that had been installed.

Tyler Young asked for public comment on the petition.

The board discussed the site plan. Zach Holsinger questioned the parking, stating that there was a pontoon and small shed where the parking should be. Lynn Bowen stated that the small shed needs to be placed in the designated storage area.

Zach Holsinger made a motion to approve the site plan pending the parking being defined and keep vehicle turn around space clear, Miriam Carnahan seconded the motion. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

(Non-Public Hearing)

ROCK RUN REAL ESTATE, LLC ~ By: Midwest Land Surveying (19-SP-64) Eden Twp., Sect. 19, T36N R8E, zoned A-1. Located at 11635 W 600 S, Millersburg. Application is for a proposed 1,296 sq. ft. generator building.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned the petition was approved at BZA and given a positive recommendation through Plat Committee.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioners. Mr. Lash explained the site plan and that the petitioners are switching from diesel to natural gas which requires a larger building.

Tyler Young asked for public comment on the petition.

The board discussed the site plan at length. Zach Holsinger stated that a drainage plan for the property is needed.

Zach Holsinger made a motion to approve the site plan pending an updated site plan with a drainage plan for whole property and in effect by Oct. 1, 2020, Larry Miller seconded the motion. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

(Non-Public Hearing)

HERSHBERGER, ALVIN & MARY ~ CREATIVE LIGHTING ~ By: Sexton & Associates (19-SP-70) Clay Twp., Sect. 33, T37N R9E, zoned A-1. Located 3725 W 200 S, LaGrange. Application is for a retail business selling lithium batteries and LED lights.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned the petition was given a positive recommendation through Plat Committee.

Randy Sexton, Sexton & Associates, was present on behalf of the petitioner. Mr. Sexton explained the site plan.

Tyler Young asked for public comment on the petition.

The board discussed the site plan. Zach Holsinger stated that there is a shed on the property that is not on the site plan that should be. Mr. Holsinger also stated that the parking should be defined. Robbie Miller stated that if the traffic is buggy related then the defined parking should be at the hitching rack.

Freeman Miller made a motion to approve the site plan pending an updated site plan, Larry Miller seconded the motion. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

(Non-Public Hearing)

HERSHBERGER, GLEN & VERA/HERSHBERGER, PERRY ~ AFO ~ By: Taylor Land Surveying (19-SP-79) Lima Twp., Sect. 35, T38N R9E, zoned A-1. Located at 1420 W 450 N, Howe. Application is for a proposed 17,500 sq. ft. AFO for cattle, ewes and storage.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that the Plat Committee has some concerns so they sent it to the Plan Commission for review.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner. Mrs. Taylor explained the site plan, water flow, wetland areas, and dry lots. There will be 294 cattle, 357 lambs, and 210 sheep.

Tyler Young asked for public comment on the petition.

The board discussed the site plan at length. The board had concerns about the dry lots and the ability to keep them dry. Robbie Miller stated that there are 294 cattle, 300 cattle require a CFO and has to be IDEM permitted so why not just have it IDEM permitted? Steve Engleking does not believe that the County Plan Commission has the authority to require them have IDEM permitted if they don't meet the CFO numbers.

Steve Engleking made a motion to approve the site plan, Larry Miller seconded the motion. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

(Non-Public Hearing)

BEECHY, WAYNE ~ HEARTLAND POLYMER CABINETS ~ By: Taylor Land Surveying (19-SP-80) Clearspring Twp., Sect. 30, T36N R9E, zoned A-1 & S-1. Located at 5175 W 700 S, Topeka. Application is to operate a business manufacturing polymer cabinets and miscellaneous plastic parts.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned the petition was given a positive recommendation through Plat Committee.

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

Tyler Young asked for public comment on the petition.

The board discussed the site plan. Zach Holsinger stated that the site needs defined parking.

Tyler Young made a motion to approve the site plan pending an updated site plan, Freeman Miller seconded the motion. A roll call vote was taken 9 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

COMMUNICATIONS: Robbie Miller reminded those on the BZA board that there is a Special Meeting scheduled for Thursday, Jan. 30, 2020.

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None.

OTHER BUSINESS: None.

ADJOURNMENT: Tyler Young made a motion to adjourn, Steve Engleking seconded the motion. A vote was taken, motion carried. Meeting adjourned at 8:28 p.m.

LAGRANGE COUNTY, INDIANA

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