

LAGRANGE COUNTY PLAN COMMISSION

August 24, 2020

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **MONDAY, AUGUST 24, 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: Tyler Young, Lynn Bowen, Zack Holsinger, Peter Cook, Freeman Miller, Steve Engleking, Miriam Carnahan, Larry Miller, and Rich Sherman. In attendance Dustin Glick, Robbie Miller and Brittney Johnston.

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: Lynn Bowen made a motion to approve the previous minutes with corrections. Peter Cook seconded the motion, motion carried.

OLD BUSINESS

SITE PLAN

(Non-Public Hearing)

LAKEFRONT PROPERTIES REAL ESTATE, LLC ~ SHIPSHE WELDING ~ By: Midwest Land Surveying (20-SP-23) Newbury Twp., Sect. 21, T37N R8E, zoned I-1. Located at 9340 W US 20, Shipshewana. Application is for a proposed 12,600 sq. ft. building for fabrication of metal trailers.

Robbie Miller introduced and reviewed the site plan. Mrs. Miller shared the before and after pictures with the board showing the progress that had been made at the property since the July Plan Commission meeting.

Josh Lash, Midwest Land Surveying, was present on behalf of the petitioner.

Joe Banacorsi, owner of Shipshe Welding, was present as the petitioner and explained he met with Robbie Miller to begin improvements based upon her recommendations. Mr. Banacorsi informed the board a variety of items had since been addressed including, trailers and miscellaneous items being moved to lay stone, cars moved further from the road, driveway mounded, and a new landscape plan had been designed. Mr. Banacorsi then shared his intentions to combine the existing parcels into one, vacate the West side of the property, followed by a boundary survey to combine into one 20-acre track that would have one owner.

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

Robbie Miller asked Dustin Glick if the recorded agreement from 2013 stating no outside storage could be rescinded.

The board discussed the improvements and changes that had been made since the July.

Steven Engleking made a motion to approve the site plan pending a complete site development plan (combination of all three parcels) to be completed 6 months from August 24, 2020, and to rescind the previous outside storage agreement. 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 pending conditions.

NEW BUSINESS

REZONE

(Public Hearing)

YODER, ROB ~ ROB YODER CONSTRUCTION INC.~ By: Rob Yoder (20-R-02) Eden Twp., Sect. 36, T36N R08E, zoned I-2. Located at the Northeast corner of Zook & Ohio St., Topeka. Application is to rezone 0.81+/- acres from I-2 (Heavy Industrial) zone to U-1 (Urban Residential) zone for use as residential housing.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller explained that Town of Topeka had given a positive recommendation.

Rob Yoder, 2770 N 300 W, was present as the petitioner. Mr. Yoder explained he felt his plan to use the property as residential housing would be beneficial for Topeka.

Tyler Young asked if there was anyone in favor of the petition. No others appeared in favor of the petition. Mr. Young asked if anyone would like to remonstrate against the petition. No remonstrators appeared.

The public hearing was subsequently closed.

The board discussed the intended use of the property.

Zack Holsinger made a motion to send the rezone to the LaGrange County Commissioners with a positive recommendation per the I.C. 36-7-4-604. Peter Cook seconded the motion. A roll call vote was taken 9 Yes / 0 No / 0 Abstain and the motion carried. The rezone was sent to the LaGrange County Commissioners with a positive recommendation.

(Public Hearing)

MILLER, MARLIN & FRIEDA~ By: Marlin Miller (20-R-03) Bloomfield Twp., Sect. 18, T37N R10E, zoned PUD. Located at 2000 ft. E of SR 9 on 200 N, LaGrange. Application is to rezone 26.80+/- acres from a PUD zone to I-2 (Heavy Industrial).

Robbie Miller informed the board the petition to rezone was required to be heard by the Town of LaGrange.

Steven Engleking made a motion to postpone until after the Town of LaGrange heard the petition, Freeman Miller seconded the motion. The petition was postponed.

SITE PLAN

(Non-Public Hearing)

MARTIN, BEN ~ LAKECOUNRTY LANDSCAPING ~ By: Rob Yoder (20-SP-39) Milford Twp., Sect. 29, T36N R11E, zoned B-3. Located at 6800 S SR 3, Wolcottville. Application is for a proposed 3,584 sq. ft. building for equipment storage and future storage facilities.

Robbie Miller introduced and reviewed the site plan.

Rob Yoder, 7740 W State Road 120, was present on behalf of the petitioner and explained the site plan.

The board discussed the site plan.

Lynn Bowen questioned if outdoor storage is allowed in a B-3 zone.

Robbie Miller clarified yes, for the landscaping business.

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

Lynn Bowen made a motion to approve the site plan, Tyler Young seconded the motion. A roll call vote was taken 9 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

(Non-Public Hearing)

EASH, ERNEST & SUSIE ~ SOW-N-GROW GREENHOUSE ~ By: Rob Yoder (20-SP-49)
Clay Twp., Sect. 27. T37N, R09E, zoned A-1. Located at 655 S 300 W, LaGrange. Application is for a proposed addition to an existing greenhouse business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned a long term plan was turned in for the petition showcasing future expansion possibilities.

Rob Yoder, 7740 W State Road 120, was present on behalf of the petitioner.

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

The board discussed the site plan.

Freeman Miller 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.

(Non-Public Hearing)

ROCK RUN REAL ESTATE, LLC ~ By: Hand to the Plow Surveying, LLC (20-SP-51):
Eden Twp., Sect. 36, T36N R08E, zoned I-2. Located at 536 Michigan St., Topeka. Application is for industrial re-development of an existing site. Uses to include RV transfer, welding, fabrication, assembly, manufacturing & storage.

Robbie Miller introduced the petition and reviewed the site plan.

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

The board discussed the site plan.

Kerry Sprunger, 7105 W 685 S, Topeka, informed the board that many businesses had shown interest in being occupants.

Scott Zeigler also added the owners had intentions to work with the trail project in the future.

Larry Miller made a motion to approve the site plan, Peter Cook seconded the motion.

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

A roll call vote was taken 9 Yes / 0 No / 0 Abstain and the motion carried. The site plan was approved.

(Non-Public Hearing)

FOREST RIVER MANUFACTURING ~ By: Taylor Land Surveying (20-SP-53): Bloomfield Twp., Sect. 18, T37N R10E, zoned I-2. Located at 1255 N SR 9, LaGrange. Application is for a proposed 175'x 540' building for the assembly of RV campers.

Robbie Miller introduced the petition and reviewed the site plan.

Amber Taylor, Taylor Land Surveying, was present on behalf of the petitioner and explained the Town letter of approval was received the day of the meeting along with the Rule 5.

Lynn Bowen questioned if Forest River's multiple site locations had ever been viewed as one.

Robbie Miller stated no, the locations had been viewed individually.

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

Peter Cook made a motion to approve the 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.

(Non-Public Hearing)

MARTIN, JOE ~ THE WATERSHED STORAGE CONDOS ~ By: APEX Land Surveying (20-SP-54): Johnson Twp., Sect. 32, T36N R10E, zoned A-1. Located at 1690 E 700 S, Wolcottville. Application is for a proposed mini warehouse storage facility and 11 storage condos.

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

Aaron Ott, Apex Surveying, was present on behalf of the petitioner and explained the site plan changes that had been addressed since the Plat meeting.

Robbie Miller added that the Watershed has a condominium association on file in the recorder's office.

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

Lynn Bowen made a motion to approve the site plan pending an approved Rule 5, 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 pending the Rule 5.

(Non-Public Hearing)

OCTAVIA YODER ~ LAGRANGE COUNTY COMMUNITY FOUNDATION SUPPORT ORGANIZATION INC ~ By: Rob Yoder (20-SP-57): Clay Twp., Sect. 22, T37N R09E, zoned A-1. Located at 45 N 250 W, LaGrange. Application is for a proposed non-profit organization office complex.

Robbie Miller introduced the petition and reviewed the site plan.

Rob Yoder, 7740 W State Road 120, was present on behalf of the petitioner. Mr. Yoder explained the LaGrange County Community Foundation was excited to move into a new facility. The facility would have 4-5 full time employees.

Robbie Miller mentioned the Plat committee had given a positive recommendation to the petition.

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

Steve Engleking made a motion to approve the 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.

COMMUNICATIONS: None

COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT: None

OTHER BUSINESS: MILLER, TIMOTHY & RHONDA ~ MILLER LEATHER SHOP ~ By: Taylor Land Surveying (18-SP-13): Clay Twp., Sect. 08, T37N R9E, zoned A-1. Located at 4435 W 200 N, Shipshewana. Application is for a 1,664 sq. office building to an existing leather business.

Robbie Miller introduced Tim Miller and explained to the board that he was present at the meeting to discuss his status of relocation for the wholesale leather business and to request the board to grant him permission to pull a permit to add a house.

Tim Miller, 4435 W 200 N, LaGrange, explained to the board his intention to purchase a parcel and move the business. Currently operating the business in three building and is planning to combine those into one location.

The board discussed the situation.

Steve Engleking made a motion to approve the request of separating the house from the business, Larry Miller seconded the motion. A roll call vote was taken, 9 Yes / 0 No / 0 Abstain and the motion carried.

Following the update for **(18-SP-13)**, the board discussed the steering committee. Robbie Miller explained she will be a part of the steering committee as an advisory position. Steve Engleking added there has been no voting yet buy the steering committee, however, these were the first steps in getting the group together. Mrs. Miller stated the steering committee is a large group and compromised of a wide variety of members from the county.

ADJOURNMENT: Steve Engleking made a motion to adjourn, Rich Sherman seconded the motion. A vote was taken, motion carried. Meeting adjourned at 8:29 p.m.

LAGRANGE COUNTY, INDIANA
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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.