

**LAGRANGE COUNTY PLAN COMMISSION**  
**May 26, 2020**

THE LAGRANGE COUNTY PLAN COMMISSION MET IN REGULAR SESSION ON **TUESDAY, MAY 26, 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 7:10 p.m. due to technical difficulties.

**ROLL CALL:** Tyler Young, Lynn Bowen, Zack Holsinger, Freeman Miller, Steve Engleking, Miriam Carnahan, Dustin Glick, Robbie Miller and Brittney Johnston.

**INVITATION FOR PUBLIC COMMENT ON NON-PUBLIC HEARING ITEMS:**

**ADOPT AGENDA:**

**APPROVE MINUTES OF PREVIOUS MEETING:**

**NEW BUSINESS**

*PUD*

*(Public Hearing)*

**WANA ESTATES, LLC** ~ By: Schrock Homes (20-PUD-01) Newbury Twp., Sect. 14, T37N R08E, zoned U-1. Located at Parkway 44-05-14-300-000.013-015 & 44-05-14-300-000.012-015. Application is to amend Country Crossing Outlot 1 of 99-PUD-02 from an assisted living facility to 8 single family residences and to develop the Future Outlot 4 to include 17 additional units.

Robbie Miller introduced the petition and reviewed the site plan.

No representative was present.

Steve Engleking made a motion to table the petition to the next meeting, Zack Holsinger seconded the motion. The petition was tabled until the next Plan Commission meeting.

*SITE PLAN*

*(Non-Public Hearing)*

**PETERSHEIM, ALLEN & LUELLA ~ A&L STORAGE BARNs** ~ By: Rob Yoder (20-SP-10) Bloomfield Twp., Sect. 08, T37N R10E, zoned A-1. Located at 0140 W 100 S, LaGrange. Application is for a proposed 6,000 sq. ft. warehouse for an existing manufacturing business.

Robbie Miller introduced the petition and reviewed the site plan.

Rob Yoder, 815 Waterford Park Drive, Elkhart, presented on behalf of the petitioners. Mr. Yoder explained the burn hole and storm water retention areas have been corrected.

Tyler Young asked for public comment on the petition.

The board discussed the site plan at length.

Miriam Cunningham made a motion to approve the site plan, Freeman Miller seconded the motion. A roll call vote was taken 6 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**YODER, CHRIS & LEORA ~ LAKESIDE NURSERY** ~ By: Rob Yoder (20-SP-12): VanBuren Twp., Sect. 25, T38N R8E, zoned A-1. Located at 5170 N 675 W, Shipshewana.

Application is for a proposed 2,880 sq. ft. building addition for retail/warehouse for an existing commercial greenhouse.

Robbie Miller introduced the petition and reviewed the site plan.

Rob Yoder, 815 Waterford Park Drive, Elkhart, presented on behalf of the petitioners.

Mr. Yoder explained the site plan.

Tyler Young asked for public comment on the petition.

The board discussed the site plan.

Lynn Bowen made a motion to approve the site plan, Larry Miller seconded the motion.

A roll call vote was taken 6 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**SUNRISE WORKSHOP, INC.~ LAVERN BONTRAGER ~ By: Rob Yoder (20-SP-16):**

Clearspring Twp., Sect. 11, T36N R9E, zoned A-1. Located at 3770 S 150 W, LaGrange.

Application is for a proposed 2,880 sq. ft. addition to an existing business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned the site plan had been updated according to the BZA board's requests. Mrs. Miller also explained that the drainage plan and retention were reviewed and okayed by Zack Holsinger.

Rob Yoder, 815 Waterford Park Drive, Elkhart, presented on behalf of the petitioners.

Mr. Yoder explained the site plan updates.

Tyler Young asked for public comment on the petition.

The board discussed the site plan at length.

Lynn Bowen made a motion to approve the site plan pending an updated site plan, Tyler Young seconded the motion. A roll call vote was taken 6 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**R3J, LLC ~ By: Star J Construction (20-SP-19):** Newbury Twp., Sect. 03, T37N R8E, zoned I-2. Located at 3700 N SR 5, Shipshewana. Application is for a proposed 5,376 sq. ft. warehouse addition to an existing woodworking business.

Robbie Miller introduced the petition and reviewed the site plan. Mrs. Miller mentioned the building is for cold storage. Mrs. Miller explained that the petition went through PLAT, and the concerns were addressed.

Wilbur Bender, 3700 N SR 5, Shipshewana, was present on behalf of the petitioners. Mr. Bender explained the need for more storage space due to the business prospering.

Tyler Young asked for public comment on the petition.

The board discussed the site plan at length.

Steve Engleking made a motion to approve the site plan, Lynn Bowen seconded the motion. A roll call vote was taken 6 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

*(Non-Public Hearing)*

**TOWN OF LAGRANGE ~ By: Holly Miller/DLZ (20-SP-27)** Bloomfield Twp., Sect. 19, T37N R10E, zoned I-1. Located at the corner of N Mountain St & W Lake St. Application is for a proposed playground, splash pad, picnic shelter, and a 90-degree on-street parking area.

Robbie Miller introduced the petition and reviewed the site plan.

Caroline Glick, LaGrange Town Park Committee, was present on behalf of the petitioners. Ms. Glick explained the park will be ADA compliant, entirely handicap accessible, and a new site plan with silt fence and erosion control plan will be provided.

Robbie Miller stated that the erosion control plan must be provided in a U-1 zone.

Caroline Glick also added that the park will have a single pass water system and that the town raised \$100,000 for the park.

Tyler Young asked for public comment on the petition.

The board discussed the site plan at length.

Zack Holsinger made a motion to approve the site plan, Miriam Cunningham seconded the motion. A roll call vote was taken 6 Yes / 0 No /0 Abstain and the motion carried. The site plan was approved as presented.

***COMMUNICATIONS:***

***COMMITTEE REPORTS / ZONING ADMINISTRATORS REPORT:***

***OTHER BUSINESS:*** Robbie Miller reviewed the upcoming proposed solar farm ordinance by Invenergy. Mrs. Miller also covered the subdivision control ordinance pertaining to stem lots current 50' foot requirement being changed to 30' foot for lots of 2 acres or less.

***ADJOURNMENT:*** Zack Holsinger made a motion to adjourn, Lynn Bowen seconded the motion. A vote was taken, motion carried. Meeting adjourned at 8:18 p.m.

**LAGRANGE COUNTY, INDIANA**

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