

LAGRANGE TOWNSHIP ZONING COMMISSION

Public Hearing

April 17, 2023

Call to Order

Roger Kuhl called the meeting to order at 6:30pm.

Roll Call – Board Members Present:

Roger Kuhl, Chairman	Roger Bender, Alternate
Ron Pickworth, Member	Rick Knight, Member
Susan Yoder, Member	Russ Reising, Alternate
Kimberly Carter – Secretary	Vince Sigmund, Zoning Inspector

Approval of Minutes

April Public Hearing meeting minutes to be submitted to the trustees.

Public Attendance

See attached sign-in sheet

Business

- K. Carter read the public hearing notice for rezoning eight(8) parcels north of the Village of LaGrange fronting State Route 301 from Agricultural/Residential to General Business to a depth of 300' which include owner's – Behlke, Simon, Beran, Dunlap, Namoski and Moore.
- R. Kuhl opened up the meeting by stating that the Trustees asked the Zoning Board to discuss the rezoning of Rich Beran's property and the properties near it. This was sent to the Planning Commission and they voted to accept it.

Questions/Concerns from Public

Susan Dotson: What is General Business/Commercial? Concerned about increase in traffic and no additional lane at that point and what the developer is building.

Roger Kuhl: Nothing changes with property until the "use" changes. The financing for the new owner will be different.

Ron Czellath: Concerned that additional housing will bring additional enrollment into schools that are already overcrowded.

Vince Sigmund: Rich Beran said that the property is geared toward senior citizens.

Lewis Behlke: Why didn't he annex all of the property into the Village? Why would he split off 300' and why zone it commercial? What does he want to do that the Village won't allow? Researched with Auditor's office and if his house burns down, he has to rebuild as commercial at that point.

Gary Kincannon: In response to the schools, enrollment has been down for the past five years and they are not overcrowded.

Tom Simon: The only person this benefits is Rich Beran and it reduces our pool of potential buyers to one person – Rich Beran. Why does the Township get to force us to rezone?

Karen Czellath: How many lots – rural or city and what business is being put there? Is this a done deal already?

Reiterated that she has grandkids in the school system and a daughter that teaches and there are kids that have desks in the hallway.

Gary Burnett: Estimated that there will be about 35 single homes with 100 x 200' lots and about the same number of apartments.

Julia Namoski: What restrictions/responsibilities will fall on the home owners – install sewers? How close will it be to the back of property. Will they extend the sidewalks, knock down trees?

David Namoski: Concerned about increase in traffic as he already has to stand out with his kids at bus pickup and dropoff because cars are blowing the school bus stop. Why didn't he just make his lot commercial, why include the home owners? Seems like he has a contingency plan. What about the extra lighting and the extra noise?

Biggest concern is about selling because their house is the biggest investment they have and don't want to get

stuck in between businesses being built. Concerned about business being butted up to the back of their property because they only go back 200' so that leaves the additional 100' too close.

Vince Sigmund: Rich Beran only asked for his property to be rezoned. The board suggested all parcels be included to stay consistent with the zoning on State Route 301 north, but it can be amended to only include Rich Beran. There are zoning restrictions on light and noise pollution.

Gary Kincannon: We don't control that portion of State Route 301 in regards to do anything about increase in traffic. The East side is controlled by the Village and the West side is controlled by the Township

Bill Dunlap: Most of the questions have already been asked, but when we came out here 20 years ago and this property was zoned commercial, we would've never bought it.

Bretta Dunlap: All questions have been asked.

Tom Simon: The fairest thing would be to leave our properties along until they're sold at which time it can be negotiated.

Lewis Behlke: Concerned about developer coming in and raising the level of the land changing the drainage of water affecting his property.

Roger Kuhl: It's illegal to stop the natural flow of water progression.

Joe: Coming to Township meetings to learn. Has a business in the Village and lives in the Township, so he is just listening and learning.

Gary Kincannon: The rezoning has nothing to do with the Village and just came to assist in answering questions.

Ed Burke: No comment

Doug Gardner: No comment

Gary Burnett: No comment

Tom Simon: Have you asked Dan Petticord if the Township can legally force us to rezone?

Ron Czellath: Is there any chance Rich Beran would come to a meeting and answer questions?

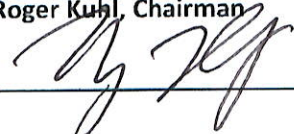
- R. Kuhl closed public comments at 7:10pm and opened discussion among the board members prior to voting. R. Knight suggested we hold off until Rich Beran present to answer questions. R. Kuhl said that our due diligence is to Rich Beran to determine whether we rezone his parcel as commercial.
- R. Pickworth motioned to approve rezoning Rich Beran's parcel from Agricultural/Residential to General Business from State Route 301 to 300' west and leaving the remaining parcels as Agricultural/Residential, S. Yoder seconded the motion, roll call – Bender: YES, Knight: YES; Pickworth: YES; Yoder: YES.

Adjournment

R. Pickworth made the motion to adjourn the meeting, R. Bender seconded the motion, roll call – Bender: YES, Knight: YES; Pickworth: YES; Yoder: YES. The meeting was adjourned at 7:13pm.

Respectfully Submitted,

Roger Kuhl, Chairman



Kimberly Carter, Secretary

