

LAGRANGE TOWNSHIP ZONING COMMISSION

May 15, 2023

Call to Order

Roger Kuhl called the meeting to order at 7:00pm.

Roll Call – Board Members Present:

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|-----------------------------|---------------------------------|
| Roger Kuhl, Chairman | Ron Pickworth, Member |
| Susan Yoder, Member | Rick Knight, Member |
| Kimberly Carter – Secretary | Vince Sigmund, Zoning Inspector |

Public Attendance

See attached sign-in sheet.

Approval of Minutes

- May meeting minutes to be approved at a later date.
- R. Pickworth made the motion to approve minutes of the April 17th Public Hearing, R. Knight seconded the motion, roll call – Pickworth: YES, Knight: YES; Kuhl: YES; Yoder: YES.
- R. Knight made the motion to approve minutes of the April 17th meeting, S. Yoder seconded the motion, roll call – Pickworth: YES, Knight: YES; Kuhl: YES; Yoder: YES.

Presentation from Rich Beran with question/answer

R. Beran discussed his plans for the property which includes a road that will be a private drive from St Rt 301, a dedicated drive to Biggs Rd, multi-family units, 1-2 bedroom apartments with garages, single family units, sewer line to Biggs Rd and a lift station to St Rt 301 with the sewer running up to the north part of the property. He has already had discussions with the Prosecutor's office, Village of LaGrange and LaGrange Township.

L. Behlke – inquired as to when the project will begin and how it will affect the water drainage from his property that naturally runs across R. Beran's property currently. R. Beran said that the project isn't projected to start until 2024 depending on whether Tipple develops his property and what the plans are for the lift station. Also, confirmed that there will be a ditch or a catch basin underground for the water and that the water has to be calculated into the plans. (20AM)

V. Sigmund - inquired whether the retention pond would have water all the time. R. Beran confirmed it will, but the levels may vary and there may be a fountain.

K. Czellath – inquired what the plans are for the commercial part. R. Beran said that it will be a plaza for smaller businesses – for example a subway or private insurance company.

D. Namoski – inquired about whether residents will be required to tap into the sewer if they are running in to Biggs Rd. R. Beran confirmed the sewer will be run to the north part of the property line on St Rt 301.

L. Behlke – inquired where are you tapping into sewer because the ditch is covered and the gas line is 1' in the right of way which they never paid for an easement on my property. Will be interesting as that's not in the Village, but it's in the Township. R. Beran said that it's being designed by Poggemeyer, but it doesn't have to be deep or have much space as it's flexible pipe.

D. Namoski – concerned that the area for the lift station is at the back of his property and how that will be handled. R. Beran said there has to be a 75' buffer between lift station and property line so there will be a mound or landscaping put in.

B. Dunlap – inquired if multifamily would be apartments. R. Beran confirmed it would be.

W. Dunlap – inquired if their property would stay residential. R. Pickworth confirmed that the zoning commission approved only Rich Beran's property to be rezoned commercial. This will go to the Trustees for a

public hearing and they can choose to accept the zoning commission's decision or they can amend it. There will be notice of the public hearing so they can attend.

K. Czellath – inquired to lot size for single family homes. R. Beran said it will be per Village code, but it's around 80 x 125.

R. Czellath – inquired whether the Village sewer system will accommodate all the sanitary water. R. Kuhl said they just upgraded to handle Tipples lot and Union Street and they can do a bore on the flexible pipe and weave it where they want it.

Public comment closed at 7:32pm.

Old Business

None

New Business

None

Adjournment

R. Pickworth made the motion to adjourn the meeting, R. Knight seconded the motion - roll call – Pickworth: YES, Knight: YES; Kuhl: YES; Yoder: YES. The meeting was adjourned at 7:38pm.

Next Meeting

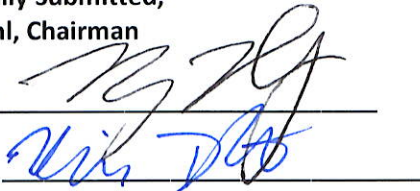
The next meeting for the Zoning Commission will be on Monday, June 19th @ 7:00pm for a regular meeting at the LaGrange Township Complex.

Respectfully Submitted,

Roger Kuhl, Chairman

Chairmen

Secretary

The block contains two handwritten signatures. The first signature, in black ink, is written over a horizontal line and appears to be 'R. Kuhl'. The second signature, in blue ink, is written below the first and also over a horizontal line, appearing to be 'Vicki D. ...'.

May 15, 2023

Name

Address

| | |
|---------------------|-----------------------------|
| Tom & Bonnie Simon | 16246 SR 301 |
| RON & KAREN CRECHET | 41288 WEBSTER RD. |
| Lynn Behlke | 16292 RT 301 N |
| Francisco BERNARD | 27201 Raymond Rd. Colby St. |
| David Namosa | 16132 RT 301 |
| Bretta Dunlap | 16156 St Rte 301 Ligonize |
| William Dunlap | " " |