

*Founded 1875*

*Village of LaGrange*

**Village of LaGrange**

**Planning Commission  
Meeting**

**For January 5, 2023**

**Is Canceled**

**Due to No New Business**



## Village of LaGrange Planning Commission

February 1, 2023

### Call to Order:

The meeting was called to order by Chris Gates at 7:00 P.M.

### Roll Call:

Barry Price – Present

Chris Gates – Present

Chuck Sturgill – Present

Ken Crandall- Present

Kim Strauss- Absent

### Village:

Kim Ruhl – Administrative Assistant

Doug Nusser – Poggemeyer Design Group

### Guests:

Scott Doane

Kim Licconni

Chris Howard

Gary Kincannon

### Motion to Approve Minutes:

Motion was made by Barry Price to approve the December 1, 2022 minutes, seconded by Chuck Sturgill

Vote 3 Yeas, Ken Crandall abstained

Chris Gates called an organizational meeting to appoint a vice chairman due to having to recuse himself from the meeting and the Mayor not being present.

Motion was made by Barry Price to Elect Chuck Sturgill as Vice Chairman, seconded by Ken Crandall

Vote 3 Yeas, Chris Gates recused himself

### New Business:

Scott Doane, on behalf of Jason Scott from Greyhawk Development, LLC, is requesting a Site Plan Approval Extension of Time for the Cedar Creek Cove Apartments. Mr. Nusser sited Covid and material availability and inflation as to delays in the project. Mr. Scott asked for two and a half years, Mr. Nusser recommended two years. The two years will from the one year lapse period. Substantial Sitework and utilities must be completed within the two year time frame or they must return to request another extension.

There were questions about the timeframe of the site plan approval. Mr. Nusser stated that Site Plan Approval is good for one year, whereas a Zoning Permit Approval is good for two and a half years and must have construction started within one year.



ORIGINAL

A motion was made by Barry Price, seconded by Ken Crandall, to approve a Site Plan Approval Extension of Time for the Cedar Creek Cove Apartments,  
Vote: 3 Yeas

Village Administrator's Report: No Report

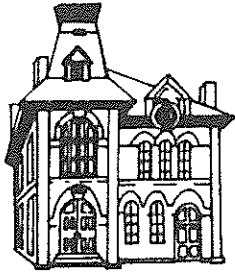
Engineer's Report: No Report

Motion was made by Barry Price to adjourn seconded by Ken Crandall.  
Meeting adjourned at 7:08pm  
Vote: 3 Yeas

Chris Gates

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Chuck Sturgill – Vice  
Chariman



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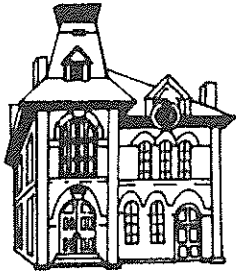
**Village of LaGrange**

**Planning Commission  
Meeting**

**For March 1, 2023**

**Is Canceled**

**Due to No New Business**



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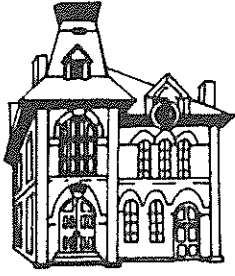
**Village of LaGrange**

**Planning Commission  
Meeting**

**For April 6, 2023**

**Is Canceled**

**Due to No New Business**



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*Village of LaGrange*

**Village of LaGrange**

**Planning Commission  
Meeting**

**For May 4, 2023**

**Is Canceled**

**Due to No New Business**

Village of LaGrange  
Planning Commission

**COPY**

July 6, 2023 7:00 PM

Call to Order:

The meeting was called to order by Chris Gates at 7:00 P.M.

Roll Call:

Barry Price – Present  
Chris Gates – Present  
Chuck Sturgill – Present  
Ken Crandall- Present  
Gary Kincannon-Present

Village:

Mary Kay Gates-Administrator  
Kristen Legrand-Zoning Clerk

Guests:

Robert Beran  
Dale Haywood  
Brad Beran  
Rich Beran

Motion to Approve Minutes:

Motion was made by Barry Price to approve minutes from February 1, 2023 and seconded by Chuck Sturgill.

Vote 5 Yeas,

New Business:

Rich Beran of North Pointe Development requested rezoning for the parcel that was annexed into the Village. He is requesting the front 19.47 acres which butt up to 301 against township property be rezoned to R4 which is a multi family residence district. He is requesting the other 13.36 acres which is everything west of the gas transmission line be zoned as R1 for single family residence.

The Board was advised that they have to consider this for 30 days and they may have a public hearing if they choose. Their recommendation to Council would require a public hearing.

Mr. Crandall advised the Board that the future land use plan is 13 years old and they should be a planning commission instead of a reactive commission and try to envision what they would like to see going forward for the growth of this community.

Village Administrator's Report:

Planning Commission was given a copy of our record retention policy to review and see if they want to make any changes to The Building Planning and Zoning Records section.

Engineer's Report: No Report

Motion was made by Chuck Sturgill to adjourn the meeting at 7:18 PM seconded by Ken Crandall.

Vote: 5 Yeas

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Kristen Legrand  
Zoning Clerk

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Chris Gates



Village of LaGrange  
Planning Commission

August 3, 2023, 7:00 PM

Call to Order:

The meeting was called to order by Chris Gates at 7:00 P.M.

Roll Call:

Barry Price – Absent  
Chris Gates – Present  
Chuck Sturgill – Present  
Ken Crandall- Present  
Gary Kincannon-Present

Village:

Mary Kay Gates-Administrator  
Kristen Legrand-Zoning Clerk

Guests:

Rich Beran  
Jason Scott  
Scott Doane  
Gerald Augustine

Motion to Approve Minutes:

Motion was made by Chuck Sturgill to approve minutes from July 6, 2023 and seconded by Gary Kincannon.  
Vote 4 Yeas,

New Business:

Rich Beran of North Pointe Development requested to take no action until the next meeting.

Jason Scott of North Star Builders is requesting another extension for a year for substantial completion due to materials especially the electric transformers.

The Board discussed our Engineers suggestions with Mr. Scott and he felt he could complete everything except electric by November 30, 2023 and felt he could have the full project completed by May 15, 2024.

Mayor Kincannon mentioned that he gets a lot of calls on the appearance on the site and the weeds need to be taken care of since there is an ordinance against it.

Mr. Scott advised he would take care of it next week.

After further discussion a motion was made by Kincannon and seconded by Sturgill to approve an extension until November 30, 2023 with the exception of number 6 stating it should be

seeding and mulching and allowing for seeding and straw. He was reminded to keep his job site clean.

Vote 4 Yeas

Village Administrator's Report: No Report

Engineer's Report: No Report

Guests:

Mr. and Mrs. Augustine at 333 Forest Drive requested police to patrol the street for speeders. Gary Kincannon let them know that he would ask for the speed sign to be placed on Forest Street.

They were also advised that they should attend the Council meeting for this request instead of Planning Commission.

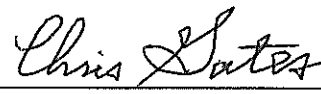
Mr. Augustine wanted to give recognition to Mr. Benjamin for the new park he built on Taylor and Forest Street.

Motion was made by Ken Crandall to adjourn the meeting at 7:30 PM seconded by Chuck Sturgill.

Vote: 4 Yeas

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Kristen Legrand  
Zoning Clerk



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Chris Gates

Village of LaGrange  
Planning Commission

 ORIGINAL

September 7, 2023 7:00 PM

Call to Order:

The meeting was called to order by Chris Gates at 7:00 P.M.

Roll Call:

Barry Price – Present  
Chris Gates – Present  
Chuck Sturgill – Absent  
Ken Crandall- Present  
Gary Kincannon-Present

Village:

Mary Kay Gates-Administrator  
Kristen Legrand-Zoning Clerk

Guests:

Rich Beran

Motion to Approve Minutes:

Motion was made by Ken Crandall to approve minutes from August 3, 2023 and seconded by Barry Price.

Vote 4 Yeas

New Business:

Rich Beran of North Pointe Development came back to Planning Commission for review of the proposed rezoning of 32 acres. The 19.42 acres will be single story apartments to the gas line easement and 12.9 acres off of Biggs Road for Single Family homes. Planning Commission waived a public hearing and will send to Council for a public hearing.

A motion was made to approve and make the recommendation to Council for the rezoning by Gary Kincannon and seconded by Barry Price.

Vote: 4 Yeas

Village Administrator's Report: No Report

Engineer's Report: No Report

Motion was made by Gary Kincannon to adjourn the meeting at 7:07 PM and seconded by Ken Crandall.

Vote: 4 Yeas

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Kristen Legrand  
Zoning Clerk

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Chris Gates

Village of Lagrange

# Village of Lagrange Planning Commission Meeting For October 2023 Is Cancelled Due to No New Business

Village of Lagrange

Village of Lagrange

Planning Commission  
Meeting

For November 2, 2023

Is Cancelled

Due to No New  
Business