

Village of LaGrange
Planning Commission

June 6, 2024 7:00 PM

Call to Order:

The meeting was called to order by Barry Price at 7:00 P.M.

Roll Call:

- Gary Gray – Present
- Gary Kincannon - Present
- Barry Price – Present
- Chuck Sturgill – Present
- Rick Radca- Present

Village:

- Mary Kay Gates-Administrator
- Steve Lange – Kleinfelder Engineering
- Chief Laubenthal

Guests:

- | | | |
|--------------|------------------------------------|------------------------|
| Robert Beran | Wayne Dawson | Carl & Caryn Spanos |
| Dale Haywood | Dale Klan | Nick Chlepciak |
| Brad Beran | Vic Stewart – Bramhall Engineering | |
| Rich Beran | Mike Conrad | David & Nathon Parsons |
| Rhonda Smith | | |

Motion to Approve Minutes:

Motion was made by Gary Gray to approve minutes from May 2, 2024, seconded by Rick Radca.

Vote 4 Yeas, Gary Kincannon Abstained

New Business:

Nick Chlepciak from Chlepciak Family LTD is interested in purchasing the property at 612 N Center St that will be going up for auction in June. Mr. Chlepciak is planning on bidding on the property and if successful with the bid they would like to continue running it as a Bed & Breakfast and maybe later down in the future adding an event center by converting the old cow barn on the property. The property was previously used as a B&B however the conditional use has lapsed and would need to be applied for again. Mr. Chlepciak was just checking if Planning Commission would be receptive to it use prior to bidding on the property at the auction.

Rich Beran of North Pointe Development requested Final Plan Approval for the 19.5-acre parcel that will be the North Point Apartments. They have addressed many of the previous comments regarding roads, detention, parks, walkways, adding more 3-bedroom units & the lift station was moved to Biggs Rd. Mr. Beran addressed all the comments on K1 job # 25000685. After a discussion on the storm ditches that will be maintained by them, but the Village will have easements. They will continue to meet all Village

requirements for the lift station that will serve future growth to the properties North & East of the development. After a discussion on the water lines being private with a meter pit, sanitary flow, wet detention ponds having fountains, landscaping for neighboring properties; a motion was made by Chuck Sturgill seconded by Rick Radca to approve the Final Plan Approval for the North Pointe Apartments contingent on Storm Maintenance Agreement and a BMP Maintenance Agreement.

Vote: 4 Yeas, Gary Gray opposed

Vic Stewart from Bramhall Engineering presented the board with plans for a ballfield complex on the Keystone Local School District campus. They addressed all the comments on Kleinfelder review, they will change the location of the swale that is shown going through the gas line easement and add a meter pit where they tap-in off the 8" water main line. A motion was made by Gary Kincannon, seconded by Rick Radca to approve the Final Construction Plan for the ballfield complex contingent addressing the swale, water meter & recording of the Storm Maintenance Agreement & BMP Maintenance Agreement.

Vote: 5 Yeas

David Parson is requesting a conditional use for a home occupation to do background checks & transfer of firearms & handguns. Transfers will be Monday- Friday by appointment and on Saturday from 9 – noon. Chief Laubenthal stated that there are no concerns for additional traffic, or safety and transfers will be minimal. After a discussion, a motion was made by Chuck Sturgill seconded by Rick Radca to recommend to the ZBA to approve the conditional use for a home occupation for a Federal Firearms License to transfer firearms & handguns and customers will have to park in Mr. Parson's driveway.

Vote: 4 yeas, Gary Gray recused himself

The board was presented with the Village of LaGrange Maintenance Building lot consolidation for combining the 6 lots at 313 East Main St, to install the gas line. There are 2 different zoning districts in the consolidation, 5 lots are in CB-1 Central Business & the parking lot off School St is in ID-1 Institutional District. Our Engineer suggested we do a re-zoning to have one zoning district. The Planning Commission discussed the 2 uses and Gary Gray made motion to recommend to Council to re-zone the parking lot to CB-1 Central Business & then combine all 6 lots into 1 parcel, Chuck Sturgill seconded the motion.

Vote: 5 Yeas

Village Administrator's Report:

The Planning Commission was given a copy of Ordinance 2024-2543 confirming the terms of the members appointed by Mayor Kincannon.

Engineer's Report: No Report

Motion was made by Gary Kincannon to adjourn the meeting at 8:33 PM seconded by Rick Radca.

Vote: 5 Yeas

Kristen Legrand
Zoning Clerk

Barry Price