

Village of LaGrange Planning Commission

October 3, 7:00 PM

Call to Order:

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

Roll Call:

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

Village:

Mary Kay Gates-Administrator
Kristen Legrand-Zoning Clerk

Guests:

Bridget Stalla – Kleinfelder
John Reyes- Star Inc.
Chris West
Nick Sommer
Robert Beran
Rick Beran
Brad Beran

Motion to Approve Minutes:

Motion was made by Gary Gray to approve minutes from September 5, 2024 and seconded by Chuck Sturgill.

Vote: 3 Yeas,

New Business:

John Reyes of Star Inc. representative for West Roofing proposed a plan for a new office warehouse building on Commerce. Discussion was had on maintaining landscaping, adding new lighting, fencing and an additional asphalt parking lot. They are working on consolidating two separate lots and will need a Variance for the gravel parking extension. A motion was made to approve the conceptual plan by Gary Gray and seconded by Chuck Sturgill, 3 Yeas.

A motion was made to approve the preliminary plan by Chuck Sturgill and seconded by Gary Gray, contingent upon variance for gravel drive, storm water calculations and a signed maintenance agreement. 3 Yeas.

North Pointe presented drawings for final plan approval. Work will begin in three phases. Phase 1 will be earthwork. Phase 2 underground and Phase 3 will be build out of 44 units. The first 44 units will have an 18 to 24 month build out. There will be 60 days without

construction due to moving around construction loans. Ohio Edison will install new poles on West side of 301. A traffic study was done and found no need for a signal. Discussion was had on access for lift station.

A motion was made by Chuck Strugill and Seconded by Gary Gray to approve the plan contingent upon the Engineer comments addressing issues with forced main outside of right of way, address issues with water main and clearance with storm and forced main, and Developer signing the Performance Agreement based on a timeline he will provide to the Village. 3 Yeas.

Gary Burnett presented plans for semi parking at 107 Railroad Street. After much discussion it was agreed on that a conditional use permit would be approved contingent upon the owner installing sidewalks, bollards to protect fire hydrants, a dust free hard surface and signs making sure the semi trucks pull in and out the same way with no backing allowed.

A motion was made to approve the conditional use permit by Gary Gray and seconded by Chuck Sturgill, 3 yeas.

Village Administrator's Report:

The Village Administrator presented a Performance Agreement for the Subdivision Regulations going forward in the Village of Lagrange. After much discussion the fine per day was agreed upon as \$500.00.

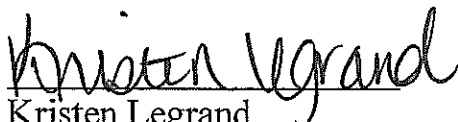
A motion was made by Chuck Sturgill and seconded by Gary Gray to approve the agreement contingent upon Council approval. 3 Yeas,


Engineer's Report:

No Report

Motion was made by Gary Gray to adjourn the meeting at 8:21 PM seconded by Chuck Sturgill

Vote: 3 Yeas


Kristen Legrand
Zoning Clerk


Barry Price