

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

**Executive Committee**  
**Notice of Public Hearing**

Date: February 5, 2020

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN 47901

**AGENDA**

**I. APPROVAL OF MINUTES**

Documents:

[EXEC 01.02.2020.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

**A. SUBDIVISIONS**

1. RE-0073 CHERRY CREEK ESTATES II - A REPLAT OF LOTS 7, 8 & 9 (RURAL ESTATE PRELIMINARY PLAT):

**\*\*This case must be continued to the March 4th Executive Committee meeting because the Lafayette Leader failed to publish the legal ad ten days prior to the meeting per state statute.\*\***

Petitioner is seeking primary approval to replat three (3) lots into two (2) lots on 9.18 acres in the existing rural estate subdivision located on the south side of CR 650 N, 1/4 mile east of CR 50 W, in Tippecanoe 19 (SE) 24-4.

**IV. APPROVAL OF THE FEBRUARY APC PUBLIC HEARING AGENDA**

Documents:

[2020-2 APC AGENDA.PDF](#)

**V. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA**

Documents:

[02-26-20 ABZA AGENDA.PDF](#)

**VI. DETERMINATION OF VARIANCES - LAFAYETTE DIVISION OF THE AREA BOARD OF ZONING APPEALS**

Documents:

[2020-02 LDOV.PDF](#)

**VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT**

Documents:

[JANUARY 2020 BUDGET REPORT.PDF](#)

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit [www.tippecanoe.in.gov/ada](http://www.tippecanoe.in.gov/ada)

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY  
EXECUTIVE COMMITTEE  
MINUTES OF A PUBLIC HEARING**

DATE..... January 2, 2019  
TIME..... 4:30 P.M.  
PLACE..... CO. OFFICE BLDG.  
20 N. 3<sup>rd</sup> STREET  
LAFAYETTE, IN 47901

**MEMBERS PRESENT**

Jackson Bogan  
Greg Jones  
Jerry Reynolds  
Gary Schroeder  
Larry Leverenz  
Carl Griffin

**MEMBERS ABSENT**

Tom Murtaugh

**STAFF PRESENT**

Sallie Fahey  
Chyna Lynch  
Zach Williams

Vice President Jackson Bogan called the meeting to order.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the December 4, 2019 Executive Committee public hearing as submitted. Greg Jones seconded, and the motion carried by voice vote.

**II. NEW BUSINESS**

FINAL DETAILED PLANS

**RESOLUTION PD-20-01: PURDUE RESEARCH FOUNDATION (PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS) (Z-2766):**

Petitioner is requesting final detailed plan approval of Phase 1 & 2 Construction Plans for the Provenance Planned Development, a 90-acre, multi-phase, multi-lot, mixed-use neighborhood located on the south side of State Street between its Airport Road intersection to the east and its intersection with US 231/52 on the west, in West Lafayette, Wabash 24 (S 1/2) 23-5.

Gary Schroeder moved to hear and approve **RESOLUTION PD 20-01: PURDUE RESEARCH FOUNDATION (PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS) (Z-2766)**. Greg Jones seconded.

Sallie Fahey presented the construction plans and final plat. She said despite the zoning map saying this site is R3W, this was approved to be reclassified as PDMX in July 2019. This final detail plan is for Phase 1 & 2 of this project. These phases include a mixed-use environment containing retail, office, daycare center, multi-family apartments, and townhouses as well as single-family detached homes. The street names have been confirmed by the Post Office and 911. The list of street names is acceptable for the entire project. Four of the new names do not have tag ends as to whether they are streets, lanes or boulevards. Staff has asked that petitioner provide a drawing with those street names before recording. Staff is recommending approval of the adoption of Resolution #20-01.

Jackson Bogan asked if the Committee needs to make mention that the map does not reflect the PDMX classification.

Zach Williams said this should be fine as it has been addressed in the staff report. The map is just an error.

Sallie Fahey said staff either has not received the ordinance from West Lafayette or it has just not been added to the electronic version of the map.

The Committee voted 6 yes to 0 no to approve **RESOLUTION PD 20-01: PURDUE RESEARCH FOUNDATION (PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS) (Z-2766).**

III. **PUBLIC HEARING**

None.

IV. **APPROVAL OF THE JANUARY APC AGENDA**

Gary Schroeder moved that the following amendment to the Comprehensive Plan be placed on the January 15, 2020 Area Plan Commission agenda:

**Resolution #2020-01 West Lafayette Downtown Plan.**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following subdivision petitions be place on the January 15, 2020 Area Plan Commission Public Hearing agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

**S-4889 TIMBERBROOK MEADOWS SUBDIVISION, PHASE 1 (major-preliminary); and  
S-4890 BARRINGTON LAKES SUBDIVISION REVISED (major-preliminary)**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the January 15, 2020 Area Plan Commission public hearing agenda:

**Z-2780 IRON MEN PROPERTIES OF LAFAYETTE I, LLC – Joseph Blake (Anvil 38 PD)(GB to PDRS);  
and  
Z-2781 VALLEY OAKS HEALTH, INC. (NB to MR).**

Greg Jones seconded and the motion carried by voice vote.

Sallie Fahey added that a New Business item will be added to the agenda for the January meeting but does not need to be added this evening. The item will be Resolution #2020-2 for the Consolidated Lafayette Redevelopment Area that will be adding a project to their Economic Development Plan.

V. **APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following petition be placed on the January 22, 2020 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-2029 MARK SHISLER; and  
BZA-2030 VITA INVESTMENT HOLDINGS, LLC.**

Greg Jones seconded, and the motion carried by voice vote.

VI. DETERMINATION OF VARIANCES

Gary Schroeder moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variance, prohibited from consideration by ordinance and state:

**CASE #2020-01 THOMAS R.B. BROWN;**  
**CASE #2020-02 RIGOBERTO XOCHIPA GUADARRAMA; and**  
**CASE #2020-03 ERIC CARTER, WEIHE ENGINEERS, INC.**

Greg Jones seconded, and the motion carried by voice vote.

Gary Schroeder moved that the following request for variance from the Unified Zoning Ordinance is not allowed because it is a request to vary UZO Chapter 3:

**CASE#2020-04 ANTIQUE CANDLE WORKS INC.**

Greg Jones seconded, and the motion carried by voice vote.

Gary Schroeder moved that for the following case, the sign ordinance be strictly adhered to:

**CASE #2020-03 ERIC CARTER, WEIHE ENGINEERS, INC.**

Greg Jones seconded, and the motion carried by voice vote.

VII. REVIEW AND APPROVAL OF THE SEPTEMBER BUDGET REPORT

Gary Schroeder moved to approve the December budget report as submitted. Greg Jones Seconded.

Sallie Fahey said there was nothing outstanding to report at the end of December, the report goes through December 23<sup>rd</sup>. Anything after the 23<sup>rd</sup> will show up on the January Budget Report prepared for the February meeting.

The motion carried by unanimous voice vote.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

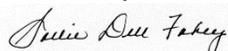
Gary Schroeder moved to adjourn.

The meeting adjourned at 4:36 p.m.

Respectfully submitted,

Chyna Lynch  
Recording Secretary

Reviewed by,



Sallie Dell Fahey  
Executive Director

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE..... FEBRUARY 19, 2020  
TIME..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

**(TENTATIVE)**  
**AGENDA**

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

III. NEW BUSINESS

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-4895 VITA OF WEST LAFAYETTE SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval for a 2-lot subdivision on 10.69 acres, located on the northwest side of Cumberland Avenue, just west of the US 231 intersection, in West Lafayette, Wabash 11 (NW) 23-5.

2. **S-4897 STONEHENGE SUBDIVISION, PHASE 5 (major-preliminary):**

Petitioner is seeking primary approval for a 26-lot addition to the existing Stonehenge Subdivision on 9.69 acres, located at the south end of Amesbury Drive, in Wabash 34 (SE) 24-5.

3. **S-4898 KAPPA DELTA THETA NU MINOR SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval to replat four lots into one 0.61-acre lot, located at the southeast corner of Northwestern and Fowler Avenues, in West Lafayette, Wabash 19 (NE) 23-4.

4. **S-4899 WOOD ROW MINOR SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval for a two-lot subdivision on 5.06 acres, located on the west side of CR 675 E, approximately 1/4 mile south of SR 26, in Perry 29 (NE) 23-3.

B. REZONING ACTIVITIES

1. **Z-2776 TAMMY APPELBAUM (GB to AW):**  
Petitioner is requesting rezoning of 0.721 acres located at 9036 Mill Street in the unincorporated town of Stockwell, Lauramie 9 (NW) 21-3. 3. CONTINUED FOR A THIRD TIME AT PETITIONER'S REQUEST FROM THE JANUARY 15, 2020 APC MEETING WITH APC'S APPROVAL. LAST CONTINUANCE.
2. **Z-2782 ALLOY CUSTOM PRODUCTS, LLC (A to I3):**  
Petitioner is requesting rezoning of slightly more than 4 acres including a platted lot located at 9297 Old SR 25 N and tract adjacent to the northeast, just east of the CR 1075 N intersection, Washington 1 (NE) 24-3.
3. **Z-2783 CARR FAMILY FARM, LLC (A to I3):**  
Petitioner is requesting rezoning of three tracts totaling 97.806 acres east of I-65, south of Haggerty Lane and west of the T-intersection of CR 650 E with Haggerty Lane, adjacent to the north of the Dayton Town limits, specifically 6445 E 200 S, Sheffield 5 (NW) 22-3.
4. **Z-2784 THOMAS C. AND SUSAN L. RIEHLE (R2U to NBU):**  
Petitioner is requesting rezoning of one lot located on the east side of N. 13<sup>th</sup> Street between Union and Elizabeth Streets, specifically, 723 N. 13<sup>th</sup> Street, Lafayette, Fairfield 21 (SW) 23-4.
5. **Z-2785 ELLIOT ROSE, LLC d/b/a FUEL COFFEE SHOP (R2 to NBU):**  
Petitioner is requesting rezoning of two lots located a block south of the Five Points intersection, on the southwest corner of Alabama and S. 16<sup>th</sup> Streets, specifically 106 S. 16<sup>th</sup> Street, Lafayette, Fairfield 28 (NW) 23-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA

VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

**THE  
AREA BOARD OF ZONING APPEALS  
OF TIPPECANOE COUNTY**

**NOTICE OF PUBLIC HEARING**

DATE..... FEBRUARY 26, 2020  
TIME..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

**A G E N D A  
(Tentative)**

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

**1. BZA-2030 VITA INVESTMENT HOLDINGS, LLC:**

Petitioner is requesting the following variance to construct a senior living facility, offering nursing care, memory care, and independent living options, with 177 units (a mix of studio, one and two bedrooms) in 7 buildings on R3W-zoned land:

- 1. To increase the building height to 32.5' at the finished floor of the upper story from the maximum allowed 14'; and (UZO 2-10-11)
- 2. ~~To reduce the off-street parking to 136 from the minimum requirement of 181 spaces; (UZO 4-6-3) Withdrawn.~~

on property located north of Cumberland Avenue, just west of US 231, in West Lafayette, Wabash 11 (NW) 23-5. Continued from the January meeting to post the sign.

**2. BZA-2031 THETA NU HOUSING, LLC:**

Petitioner is requesting the following variances to raze the existing structure and construct a new sorority building on R3W-zoned land:

- 1. To increase the building height to 28' at the finished floor of the upper story from the maximum allowed 14'; (UZO 2-10-11)
- 2. To decrease the parking requirement to 24 spaces from the minimum requirement of 45; (UZO 4-6-3)
- 3. To eliminate the maneuvering aisle required for parking spaces along the alley; (UZO 4-6-15)
- 4. To eliminate the no parking setback requirement; (UZO 4-4-6)
- 5. To reduce the required building setback from Northwestern Avenue to 20' from the minimum requirement of 60'; (UZO 2-10-8)

6. To reduce the street setback from Fowler Avenue to 30' from the minimum requirement of 60'; and (UZO 2-10-8)
7. To reduce the required bicycle parking to 25 spaces from the minimum requirement of 45; (UZO 4-6-7)

on property located at the southeast corner of Northwestern and Fowler Avenues, in West Lafayette, Wabash 19 (NE) 23-4.

3. **BZA-2032 JAMES L. AND SHEILA A. COCHRAN:**

Petitioners are requesting the following variances to add a residential unit in an existing apartment building on R3W-zoned land:

1. To decrease the required parking to 6 spaces from the minimum requirement of 11 spaces; and (UZO 4-6-3)
2. To reduce the building setback from Vine Street to 7.2' from the minimum requirement of 25'; (UZO 2-10-8)

on property located at the southeast corner of Vine Street and Fowler, more specifically, 229 W. Fowler Avenue in West Lafayette, Wabash 19 (NE) 23-4.

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT

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**Determination of Variance**  
Lafayette Board of Zoning Appeals  
Meeting Date: February 18, 2020

**January 30, 2020**

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**1. CASE #2020-05 MATTHEW J. AND VICTORIA A. METZGER:**

Petitioner is requesting a building setback of 5 feet from a minimum requirement of 25 feet (from South Fifth Street) to build a 22' X 36' detached 3-car garage on R1-zoned land. The property is located at 511 Oaklawn Drive, Lafayette, Fairfield 32 (SE) 23-4. (UZO 2-1-7)

**RECOMMENDATION:**

Staff advises that the above request does not constitute a use variance.

**MONTHLY BUDGET REPORT**  
December 24, 2019 - January 28, 2020

ACCOUNT NUMBER AND NAME		TOTAL APPROPRIATION	ENCUMBRANCE FROM LY	MID YR/ END YR TRANSERS	TOTAL	EXPENDITURES THIS MONTH	EXPENDITURES TO DATE	APPROPRIATION BALANCE
1000-2510-11-10	Full Time Personnel	\$854,769.00			\$854,769.00	\$69,341.34	\$50,877.77	\$803,891.23
1000-2510-11-30	Part Time Personnel	\$5,000.00			\$5,000.00			\$5,000.00
<b>TOTAL PERSONAL SERVICES</b>		<b>\$859,769.00</b>			<b>\$859,769.00</b>	<b>\$69,341.34</b>	<b>\$50,877.77</b>	<b>\$808,891.23</b>
1000-2510-21-10	Office Supplies -Gen.	\$4,000.00			\$4,000.00			\$4,000.00
1000-2510-21-30	Printing & Signs for Purch	\$2,000.00			\$2,000.00			\$2,000.00
1000-2510-21-40	Minor Equipment	\$1,000.00			\$1,000.00			\$1,000.00
<b>TOTAL SUPPLIES</b>		<b>\$7,000.00</b>			<b>\$7,000.00</b>			<b>\$7,000.00</b>
1000-2510-31-10	Legal Services	\$27,600.00	\$3,520.00		\$31,120.00	\$3,520.00	\$3,520.00	\$27,600.00
1000-2510-31-90	Other Professional Services	\$500.00			\$500.00			\$500.00
1000-2510-32-10	Travel Costs & Mileage	\$8,000.00	\$10.00		\$8,010.00	\$75.08	\$75.08	\$7,934.92
1000-2510-33-10	Published Legals	\$750.00	\$40.00		\$790.00	\$63.68	\$63.68	\$726.32
1000-2510-36-20	Repair Veh&Equip	\$1,500.00	\$546.00		\$2,046.00	\$546.53	\$546.53	\$1,499.47
<b>TOTAL OTHER SERVICES &amp; CHARGE</b>		<b>\$38,350.00</b>	<b>\$4,116.00</b>		<b>\$42,466.00</b>	<b>\$4,205.29</b>	<b>\$4,205.29</b>	<b>\$38,260.71</b>
1000-2510-39-10	Dues & Subscriptions	\$5,300.00			\$5,300.00	\$799.00	\$799.00	\$4,501.00
<b>TOTAL</b>		<b>\$5,300.00</b>			<b>\$5,300.00</b>	<b>\$799.00</b>	<b>\$799.00</b>	<b>\$4,501.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$45,350.00</b>	<b>\$4,116.00</b>		<b>\$49,466.00</b>	<b>\$4,205.29</b>	<b>\$4,205.29</b>	<b>\$45,260.71</b>
<b>TOTAL BUDGET</b>		<b>\$910,419.00</b>	<b>\$4,116.00</b>		<b>\$914,535.00</b>	<b>\$74,345.63</b>	<b>\$55,882.06</b>	<b>\$858,652.94</b>

Social Security           \$65,773.00  
PERF Retirement         \$95,735.00  
Furnished by County  
**TOTAL BUDGET           \$1,071,927.00**