

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: February 16, 2022

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. APPROVAL OF THE FEBRUARY 16TH APC PUBLIC HEARING AGENDA

(Setting of this agenda is necessary because the February 2nd Executive Committee meeting was cancelled due to the snow emergency.)

II. BRIEFING SESSION

A. CONTINUED CASES

S-5055 Pretty Prairie Minor Subdivision (minor-sketch) needs to be continued to the March 2nd Executive Committee meeting in order to have time to complete the required soil testing.

Z-2846 Benito Munoz (AA to A) needs to be continued to the March 16th APC meeting because one of the legal ads was not published. This is the second and final continuance possible.

III. APPROVAL OF MINUTES

Documents:

[APC 1.19.22 MINUTES.PDF](#)

IV. NEW BUSINESS

V. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-5054 CONCORD CROSSING SOUTH (MAJOR-PRELIMINARY):**

Petitioner is seeking preliminary plat approval of a duplex development of 152 units on 32.01 acres, located on the east side of Concord Road, south of Veterans Memorial Parkway, in Wea 10 (SE) 22-4.

Vote Results:

Variance 12-Yes and 0-No

Bonding 12-Yes and 0-No

Conditional Primary Approval 12-Yes and 0-No

Documents:

[S-5054 CONCORD CROSSING SOUTH.PDF](#)

2. **S-5055 PRETTY PRAIRIE MINOR SUBDIVISION (MINOR-SKETCH):**

*****Continue this request to the March 2nd Executive Committee meeting.*****

Petitioner is seeking preliminary approval of a four-lot single-family subdivision on 24.49 acres, located on the south side of Pretty Prairie Road, between Tyler and Grant Roads, in Tippecanoe 8 (NE) 24-3.

B. REZONING ACTIVITIES

1. **Z-2845 JETBOY, LLC (GB TO I3)**

Petitioner is seeking a rezone of 7.883 acres, for an existing limo service and proposed outdoor storage of RV's and boats, located on the north side of Elston Road, specifically, 600 Elston Road, Lafayette, Fairfield 31 (SW) 23-4. With Commitment. *CONTINUED FROM THE JANUARY MEETING TO ADD A COMMITMENT AND CORRECT A FILING DEFICIENCY.*

Vote Results:

Commitment 4-Yes and 8-No

Rezone 2-Yes and 10-No

Documents:

[Z-2845 JETBOY, LLC.PDF](#)

2. **Z-2846 BENITO MUNOZ (AA TO A):**

****Continue this case to the March 16th APC agenda because a legal ad was still not published.****

Petitioner is seeking a rezone of 25.3 acres, in anticipation of filing a special exception in the A zone, in order to make conforming a rodeo/concert venue located at the northeast corner of CR 1300 S and CR 400 E in Lauramie 25 (SW) 21-4. CONTINUED FROM THE JANUARY MEETING BECAUSE A LEGAL AD AND NOTICE TO INTERESTED PERSONS WERE NOT DONE.

Documents:

[Z-2846 BENITO MUNOZ.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA

Documents:

[03022022 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS
(No variances have been filed for the February ABZA meeting.)

IX. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA
(Continued from the February Executive Committee agenda.)

Documents:

[02-23-2022 ABZA AGENDA.PDF](#)

X. DETERMINATION OF VARIANCES - LAFAYETTE DIVISION OF THE AREA BOARD OF ZONING APPEALS
(Continued from the February Executive Committee agenda.)

Documents:

[2022-02 LDOV.PDF](#)

XI. DIRECTOR'S REPORT

XII. CITIZENS' COMMENTS AND GRIEVANCES

XIII. 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