

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Date: April 6, 2022

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

PLEASE NOTE: This meeting will be in person. Members of the public may choose to watch the live-stream on Facebook or YouTube. These links can be found on the APC website at: <https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

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AGENDA

I. APPROVAL OF MINUTES

Documents:

[EXEC 03.02.2022.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

IV. APPROVAL OF THE APRIL APC PUBLIC HEARING AGENDA

Documents:

[04202022 APC AGENDA.PDF](#)

V. APPROVAL OF THE APRIL ABZA PUBLIC HEARING AGENDA

Documents:

[04-27-2022 BZA AGENDA.PDF](#)

VI. DETERMINATION OF VARIANCES (LAFAYETTE DIVISION OF THE ABZA)

Documents:

[2022-04 LDOV.PDF](#)

VII. REVIEW AND APPROVAL OF THE MARCH BUDGET REPORT

Documents:

[MARCH BUDGET REPORT.PDF](#)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

DATE.....MARCH 02, 2022
TIME.....4:30 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

This meeting was held in-person. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>

MEMBERS PRESENT

Jackson Bogan
Kathy Parker
Gary Schroeder
Tom Murtaugh
Greg Jones

MEMBERS ABSENT

Larry Leverenz
Jerry Reynolds

STAFF PRESENT

David Hittle
Ryan O’Gara
Kathy Lind
Jennifer Ewen
Eric Burns, Atty

Jackson Bogan called the meeting to order.

Attorney, Eric Burns, called the roll to establish members present.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the January 5, 2022 meeting. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

Kathy Lind stated the petitioner for **S-5055 Pretty Prairie Minor Subdivision (minor-sketch)** has requested a continuance to the March 16th APC meeting in order to obtain soil testing.

III. PUBLIC HEARING

Gary Schroeder moved to continue **S-5055 Pretty Prairie Minor Subdivision (minor-sketch)** to the March 16th APC public hearing at the petitioner’s request. Greg Jones seconded, and the motion carried by unanimous voice vote.

IV. APPROVAL OF THE MARCH 2022 APC PUBLIC HEARING AGENDA

Gary Schroeder moved that the following UZO amendment be placed on the March 16, 2022 Area Plan Commission public hearing agenda:

UZO Amendment #103: Change “home occupations” to allow state-licensed medical professionals (UZO Sections 5-5-3 and 5-5-4) and would require self-storage warehouse businesses within the urbanized areas to obtain a special exception (UZO Section 3-2).

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

Gary Schroeder moved to continue the self-storage warehouse businesses until it is sent to the full APC by the Ordinance Committee. Greg Jones seconded, and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following subdivision petition be placed on the March 16, 2022 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-5060 The Oasis (major-preliminary).

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

Gary Schroeder moved that the following rezoning petitions be placed on the March 16, 2022 Area Plan Commission public hearing agenda:

Z-2847 Tippecanoe Acquisitions, LLC (West Heights Condominiums) (R1 to PDRS); And Z-2850 Purdue Research Foundation (CBW to R4W).

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

V. APPROVAL OF THE MARCH ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the March 23, 2022 Area Board of Zoning Appeals Public Hearing Agenda:

BZA-2070 Tim Valiant; And BZA-2073 Jon Sheidler–Landworx Engineering.

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

VI. DETERMINATION OF VARIANCE – LAFAYETTE DIVISION OF THE ABZA

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 statute:

CASE #2022-08 BLACKTHORN HOLDINGS, LLC - Amended; CASE #2022-10 DENTAL CARE OF LAFAYETTE; And CASE #2022-11 JETBOY, LLC.

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

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

Gary Schroeder moved to hear and approve the January 2022 and February 2022 Budget Reports as submitted. Greg Jones seconded.

David Hittle stated the budget reports for January and February are located in the back of the packet. He offered to answer any questions.

Jackson Bogan asked for any questions from the commission members. There were none.

Jackson Bogan asked all in favor, and the motion carried by unanimous voice vote.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:39 PM.

Respectfully Submitted,

Jennifer A. Ewen
Recording Secretary

Reviewed By,

A handwritten signature in dark ink, appearing to read "D. Hittle", with a horizontal line extending to the right from the end of the name.

David Hittle
Executive Director

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE..... APRIL 20, 2022
TIME..... 6:00 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

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

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

III. NEW BUSINESS

IV. PUBLIC HEARING

A. SUBDIVISION

1. **S-5064 DISCOVERY PARK DISTRICT THIRD AND McCORMICK
(major-preliminary):**

Petitioner is requesting preliminary approval of a one-lot, multi-family development on 3.11 acres of 402 units in a single, G-shaped building located at the southeast corner of McCormick Road and Third Street, in West Lafayette, Wabash 24 (NE) 23-5.

2. **S-5065 STERRETT ACRES (minor-sketch):**

Petitioner is requesting preliminary approval of a one-lot, residential subdivision of 1.932 acres located just east of the house at 2406 SR 225 E, north of the Town of Battle Ground, Tippecanoe 15 (SW) 24-4.

3. **S-5066 MEEKS MINOR SUBDIVISION, PHASE 2, A REPLAT OF
MEEKS MINOR LOT 2 (minor-sketch):**

Petitioner is requesting preliminary approval of a two-lot replat of existing Meeks Minor Lot 2 (7.77 acres), located east of Progress Drive and southwest of the I-65 southbound entrance ramp, in Lafayette, Fairfield 25 (NW) 23-4.

B. REZONING ACTIVITIES

1. **Z-2846 BENITO MUNOZ (AA to A):**

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 MARCH APC MEETING BY INCONCLUSIVE VOTE. FINAL CONTINUANCE.*

2. **Z-2847 TIPPECANOE ACQUISITIONS, LLC (West Heights Condominiums) (R1 to PDRS):**

Petitioner is requesting rezoning of approximately 16.61 acres for a multi-building, residential condominium development containing a maximum of 158 units. The property is located at the southeast corner of the intersection of Klondike Road and Cumberland Avenue in Wabash 11 (NW) 23-5. CONTINUED FROM THE MARCH APC MEETING BECAUSE CERTIFIED MAILINGS WERE NOT SENT IN TIME TO MEET THE REQUIREMENTS OF THE BYLAWS.

3. **Z-2849 SUBTEXT ACQUISITIONS, LLC – Brandt Stiles (Verve West Lafayette PD) (R3W & PDRS to PDMX):**

Petitioner is requesting rezoning on approximately 1.64 acres for a proposed single-lot, mixed-used, planned development. The proposed seven-story building would contain a maximum of 230 residential units with 755 bedrooms, approximately 5,000 square feet of ground floor retail and a 231-space parking garage. The property is located on the south half of the block bounded by a public alley, Chauncey Avenue, Wood Street, and Salisbury Street, in West Lafayette, Wabash 19 (NW) 23-4.

4. **Z-2851 MONTEREY APARTMENTS, LLC – Dustin Zufall (Monterey Apartments PD) (R3W to PDRS):**

Petitioner is requesting rezoning on approximately 0.45 acres for a proposed single-lot, multi-family residential planned development. The proposed five-story building would contain a maximum of 68 units with 103 bedrooms and a 36-space ground-floor parking garage. The property is located near the southeast corner of Pierce and Wood Streets in West Lafayette, Wabash 19 (SE) 23-4.

5. **Z-2852 PURDUE RESEARCH FOUNDATION – Jeremy Slater (Source at Discovery Park District PD) (CBW to PDRS):**

Petitioner is requesting rezoning of approximately 2.08 acres for a proposed single-lot, residential condominium planned development. The proposed four-story building would contain a maximum of 57 residential condominium units with a 70-space, ground-floor parking garage. The property is located on the south half of the block bounded by Airport Road, State Street, soon-to-be-extended McCutcheon Drive, and soon-to-be-realigned Harrison Street in West Lafayette, Wabash 24 (SE) 23-5.

6. **Z-2853 TIPPECANOE LAND HOLDING, INC. C/O Habitat for Humanity of Lafayette (R1 to R1B):**

Petitioner is requesting rezoning of 1.304 acres located at the southwest corner of Powder House Lane and Walker Court, specifically, 2334 Power House Lane in Lafayette, Fairfield 31 (SE) 23-4.

7. **Z-2854 NEWCASTLE HOLDING, LLC (A to I3):**

Petitioner is requesting rezoning of 16.25 acres of land located at the northwest corner of Newcastle Road and Old CR 350 S, Sheffield 7 (NW) 22-3.

8. **Z-2855 AMY GAETA (NB to GB):**

Petitioner is requesting rezoning of a lot located on the southwest corner of Schuyler and N. 19th Street, specifically 1827 Schuyler Avenue, in Lafayette, Fairfield, Longlois Reserve (S1/2) 23-4.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE MAY 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: APRIL 27, 2022
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE) AGENDA

This meeting will be in person.

Links to watch the livestream can be found on the APC website at: www.tippecanoe.in.gov/apc

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

1. **BZA-2073 JON SHEIDLER – LANDWORX ENGINEERING:**

Petitioner is requesting the following variances for a proposed Arby's restaurant with drive-thru in an HB zone:

1. To allow a 38' side setback instead of the minimum required 60' side setback along a primary arterial road (UZO 2-18-17) and
2. To allow a 20' bufferyard along the adjacent property zoned R2 to the east instead of the minimum required 30' (UZO 4-9-3-a).

The site is located at 6001 SR 43 N, Lot 1 in Arora Minor Subdivision in the Town of Battle Ground, Tippecanoe 22 (SW) 24-4. With condition. Continued from the March 23, 2022 hearing at petitioner's request. First continuance.

2. **BZA-2074 LINDA SIGLER**

Petitioner is requesting a special exception to use an existing single-family home as a Transient Guest House (as defined in the ordinance) in an R1B zone for a maximum of 6 guests. The proposed hours of operation are 24 hours a day, seven days per week. The property is located just east of US 231, specifically at 525 Schroeder Court, Lafayette, Wea 06 (NW) 22-4 (UZO 3-2).

3. **BZA-2075 TIPPECANOE COUNTY COMMISSIONERS:**

Petitioner is requesting a special exception to expand a previously approved special exception (BZA-1473) for a correctional facility (SIC 9223) and a redesign of the building approved under the special exception heard in October 2021 (BZA-2066) operating 24 hours a day, seven days a week, on property located at 2800 North Ninth Street Road, Fairfield, Longlois Reserve, (W1/2) 23-4.

4. **BZA-2076 AMY GAETA**

Petitioner is requesting a special exception to allow an indoor soccer field (SIC 7999) operating 24 hours per day, seven days a week, on property located at 160 N. 36th Street, Lafayette, Fairfield 22 (SE) 23-4.

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT

March 31, 2022

1. CASE #2022-12 TMC MARKETING, LLC

Petitioner is requesting the following variances to replace an existing outdoor advertising sign with a digital one in an I3 zone:

1. A reduction in the animation flip rate to 8 seconds from the required 1 minute (UZO 4-8-10(h)) and
2. An increase in the overall square footage to 672 sq. ft. per advertising face from the permitted 300 sq.ft. per advertising face (UZO 4-8-10(a)).

The existing outdoor advertising sign is located adjacent to I-65, more specifically at 1513 Manufacturers Drive, Lafayette, Perry 31 (SE) 23-3.

RECOMMENDATION:

Staff advises that none of the above requests constitutes a use variance.

MONTHLY BUDGET REPORT
February 24, 2022 - March 30, 2022

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	\$907,417.00			\$907,417.00	\$77,033.94	\$208,564.22	\$698,852.78
1000-2510-11-30	Part Time Personnel	\$7,000.00			\$7,000.00			\$7,000.00
TOTAL PERSONAL SERVICES		\$914,417.00			\$914,417.00	\$77,033.94	\$208,564.22	\$705,852.78
1000-2510-21-30	Printing & Signs for Purch	\$1,000.00			\$1,000.00			\$1,000.00
1000-2510-21-40	Minor Equipment	\$1,000.00	\$91.00		\$1,091.00	\$25.97	\$117.95	\$973.05
1000-2510-21-10	Office Supplies -Gen.	\$2,500.00	\$7.00		\$2,507.00		\$253.07	\$2,253.93
TOTAL SUPPLIES		\$4,500.00	\$98.00		\$4,598.00	\$25.97	\$371.02	\$4,226.98
1000-2510-31-10	Legal Services	\$27,600.00			\$27,600.00	\$1,160.00	\$1,314.67	\$26,285.33
1000-2510-31-70	Translator							
1000-2510-31-90	Other Professional Services	\$500.00			\$500.00			\$500.00
1000-2510-32-10	Travel Costs & Mileage	\$8,000.00			\$8,000.00		\$11.70	\$7,988.30
1000-2510-33-10	Published Legals	\$750.00			\$750.00	\$53.33	\$53.33	\$696.67
1000-2510-36-20	Repair Veh&Equip	\$1,500.00			\$1,500.00			\$1,500.00
1000-2510-39-10	Dues & Subscriptions	\$5,300.00			\$5,300.00	\$39.00	\$366.00	\$4,934.00
TOTAL OTHER SERVICES & CHARGE:		\$43,650.00			\$43,650.00	\$1,252.33	\$1,745.70	\$41,904.30
TOTAL OPERATING EXPENSES		\$48,150.00	\$98.00		\$48,248.00	\$1,278.30	\$2,116.72	\$46,131.28
TOTAL BUDGET		\$962,567.00	\$98.00		\$962,665.00	\$78,312.24	\$210,680.94	\$751,984.06

Social Security \$69,953.00
PERF Retirement \$101,631.00
Furnished by County
TOTAL BUDGET \$1,134,151.00