

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: July 15, 2020**

**Time: 6:00pm**

**Place: County Office Building  
Tippecanoe Room  
20 North Third Street  
Lafayette, Indiana 47901**

### **AGENDA**

#### **I. PLEASE NOTE:**

*Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook at: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube at <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDZTdjurQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: [www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc).*

#### **II. BRIEFING SESSION**

##### **A. CONTINUED CASES**

- S-4922 Blacker Minor Subdivision (minor-sketch): This case must be continued to the August 5th Executive Committee because interested parties letters were not mailed and no signs were posted.

#### **III. APPROVAL OF MINUTES**

Documents:

[APC MINUTES 06.17.2020.PDF](#)

#### **IV. NEW BUSINESS**

**A. FINAL DETAILED PLANS RESOLUTION**

**1. RESOLUTION PD-20-06: PURDUE RESEARCH FOUNDATION (PROVENANCE PD) Z-2766**

Final Detailed Plans, consisting of the Final Plat for phase 1 and the Final Plat for phase 2, part 1 for the Provenance Planned Development. The approved preliminary plans allow for a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of commercial retail. The property is located on the southwest corner of State Street and Airport Road in West Lafayette, Wabash 24 (S1/2) 23-5.

***Vote Results 15-Yes and 0-No***

Documents:

[PD-20-06 PROVENANCE.PDF](#)

**V. PUBLIC HEARING**

**A. ORDINANCE AMENDMENTS**

**1. UZO AMENDMENT #97 BUSINESS PARK & GATEWAY DIRECTORY SIGNS:**

This amendment would amend the sign section of the UZO and would add a new category of signage: business park signs and gateway directory signs.

***Vote Results:  
The Commission voted 15-Yes and 0-No  
to table the amendment and send it back to  
the Ordinance Committee***

Documents:

[AMEND 97 BUSINESS PARK SIGNS.PDF](#)

**B. SUBDIVISIONS**

**1. S-4922 BLACKER MINOR SUBDIVISION (MINOR-SKETCH):**

***\*\*CONTINUE TO THE AUGUST 5TH EXECUTIVE COMMITTEE MEETING.\*\****

Petitioners are seeking primary approval to replat four existing lots into 2 lots located on the southeast side of Main Street between Park Street and East Orange Street, in Clarks Hill, Lauramie 23 (SW) 21-3.

Documents:

[S-4922 BLACKER MINOR SUBDIVISION.PDF](#)

**C. REZONING ACTIVITIES**

**1. Z-2796 STEVEN D. HABY (GB TO R1B):**

Petitioner is requesting rezoning of the northwest corner of Elston Road and Old Romney Road, specifically, 2360 Old Romney Road

and 410 Elston Road (there are two houses on one lot), Lafayette, Fairfield 31 (SE) 23-4.

***Vote Results 15-Yes and 0-No***

Documents:

[Z-2796 STEVEN HABY.PDF](#)

**2. Z-2797 RESONS, LLC (PDRS TO R4W):**

Petitioner is requesting rezoning of 1 lot located at the northeast corner of Chauncey Avenue and North Street, specifically, 302 N. Chauncey Avenue (formerly the Chauncey Townhomes PD) in West Lafayette, Wabash 19 (NE) 23-4.

***Vote Results 15-Yes and 0-No***

Documents:

[Z-2797 RESONS, LLC.PDF](#)

**VI. ADMINISTRATIVE MATTERS**

**VII. APPROVAL OF THE AUGUST EXECUTIVE COMMITTEE AGENDA**

Documents:

[08052020 EXEC AGENDA.PDF](#)

**VIII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS**

Documents:

[2020-07 CDOV .PDF](#)

**IX. DIRECTOR'S REPORT**

**X. CITIZENS' COMMENTS AND GRIEVANCES**

**XI. ADJOURNMENT**