

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee
Notice of Public Hearing

Date: October 7, 2020

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

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. 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 live-stream 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.) These links can also be found on the APC website at:

<https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

AGENDA

I. APPROVAL OF MINUTES

Documents:

[EXEC 09.02.2020.PDF](#)

II. NEW BUSINESS

A. CONTINUED CASES

The following subdivision requests must be continued to the October 21st APC meeting because soil testing has not been completed and no Health Department approval has been submitted:

- S-4938 MOLTER TWO SUBDIVISION (minor-sketch) and
- S-4939 NEWTON FARMS SUBDIVISION (minor-sketch)

III. PUBLIC HEARING

A. S-4938 MOLTER TWO SUBDIVISION (MINOR-SKETCH):

****CONTINUE TO THE OCTOBER 21ST APC MEETING****

Petitioner is seeking primary approval for a four-lot subdivision on 11.074 acres, located on the north side of CR 950 S and on the east side of CR 350 E, in Lauramie 11 (NE) 21-4.

B. S-4939 NEWTON FARMS SUBDIVISION (MINOR-SKETCH):

****CONTINUE TO THE OCTOBER 21ST APC MEETING****

Petitioners are seeking primary approval for a four-lot subdivision on 6.113 acres, located on the west side of CR 225 W approximately 1/2 mile north of CR 500 N, in Wabash 26 (SE) 24-5.

IV. APPROVAL OF THE OCTOBER APC PUBLIC HEARING AGENDA

Documents:

[2020-10 APC AGENDA.PDF](#)

V. APPROVAL OF THE OCTOBER ABZA PUBLIC HEARING AGENDA

(No cases have been filed for this meeting.)

VI. DETERMINATION OF VARIANCES - LAFAYETTE DIVISION OF THE ABZA

Documents:

[2020-10 LDOV.PDF](#)

VII. REVIEW AND APPROVAL OF THE SEPTEMBER BUDGET REPORT

Documents:

[SEPTEMBER BUDGET REPORT.PDF](#)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

DATE..... September 2, 2020
TIME.....4:30 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

Due to the public health emergency, the meeting was held virtually. 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
Carl Griffin
Jerry Reynolds
Larry Leverenz
Gary Schroeder
Greg Jones
Tom Murtaugh

MEMBERS ABSENT

STAFF PRESENT

Sallie Fahey
Don Lamb
Kathy Lind
Chyna Lynch
Zach Williams, Atty.

President Jackson Bogan called the meeting to order.

Attorney, Zach Williams, called the roll to establish members present.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the August 5, 2020 meeting. Carl Griffin seconded and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

None.

III. PUBLIC HEARING

None.

IV. APPROVAL OF THE SEPTEMBER APC PUBLIC HEARING AGENDA

Gary Schroeder moved that the following subdivision petition be placed on the September 16, 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-4935 DAUGHERTY COMMERCE CENTER MINOR SUBDIVISION, A REPLAT OF LOT 14 (minor-sketch).

Carl Griffin seconded and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the September 16, 2020 Area Plan Commission public hearing agenda:

Z-2802 JOSE' E. GAETA (GB to I3);
Z-2803 CASON & EARL, LLC (I3, NB & GB to NB);
Z-2804 MEZZANINE 7, LLC (R3W to R4W) and
Z-2805 MIDWEST RENTALS, INC. C/O NANCY FASSNACHT (PDNR to GB).

Carl Griffin seconded and the motion carried by unanimous voice vote.

V. APPROVAL OF THE SEPTEMBER ABZA PUBLIC HEARING AGENDA

No new cases to be heard this month.

VI. DETERMINATION OF VARIANCES – Lafayette Division

Gary Schroeder moved the following request for variance from the Unified Zoning Ordinance is not a request for use variance, prohibited from consideration by ordinance and statute:

CASE #2020-16 REBRENEA PROPERTIES, LLC

Carl Griffin seconded and the motion carried by unanimous voice vote.

VII. REVIEW AND APPROVAL OF THE AUGUST BUDGET REPORT

Gary Schroeder moved to approve the July budget report as submitted. Carl Griffin seconded.

Sallie Fahey said the only thing to mention is under Travel Costs and Mileage there is an expense of \$212.32. The majority of this is for Larry Aukerman’s registration for the Annual Flood Plain Manager Conference which is used to keep him up to date with continuing education credits to maintain his certification.

The motion carried by unanimous voice vote.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:39 p.m.

Respectfully Submitted,

Chyna R. Lynch
Recording Secretary

Reviewed By,



Sallie Fahey

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE OCTOBER 21, 2020
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

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

*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. 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: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube <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.*

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS

BYLAW AMENDMENT 2020-06:

Updating the fee schedule in the APC Bylaws to include the Discovery Park District Form-Based Overlay review fee.

BYLAW AMENDMENT 2020-07:

Amending the forms for our legal advertisements so that metes and bounds legal descriptions are no longer necessary.

- IV. PUBLIC HEARING

- A. ORDINANCE AMENDMENTS

UZO AMENDMENT #98 DISCOVERY PARK DISTRICT OVERLAY:

This amendment would change UZO Sections 1, 2, 3, and 7 and add a new section 7-3 which would create the Discovery Park District Form-Based Overlay.

B. SUBDIVISIONS

1. **S-4942 CUMBERLAND CROSSING SUBDIVISION (major-preliminary):**
Petitioner is seeking primary approval for a 2-lot commercial subdivision (plus one outlot) on 20.65 acres, located at the southwest corner of US 231 and Cumberland Avenue, in West Lafayette, Wabash 11 (NE) 23-5.
2. **S-4943 J-S-D ESTATES, PHASE 2 (major-preliminary):**
Petitioner is seeking primary approval for a replat of two existing lots and unplatted land into one multi-family subdivision lot with 146 units in 10 buildings on 6.36 acres. The site is located on the east side of Poland Hill Road and just south of Twyckenham Boulevard, in Lafayette, Wea 5 (E½) 22-4.
3. **S-4944 PARAMOUNT SHORES SUBDIVISION (major-preliminary):**
Petitioner is seeking primary approval for a 1-lot multi-family subdivision with 48 units in 3 buildings on 2.22 acres, located on the north side of Genoa Drive, east of Paramount Drive, in Wabash 2 (NE) 23-5.

C. REZONING ACTIVITIES

1. **Z-2798 WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION – Anastasia Krutulius (West Lafayette Public Library PD)(PDNR to PDNR):**
Petitioner is requesting rezoning for an expansion of the existing West Lafayette Public Library. The proposed two-lot planned development will contain a 13,000-square foot, 3-story expansion of the current library building on Lot 1 (the existing 139-space parking garage on proposed Lot 2 would not change). The property is located at 208 W. Columbia Street, West Lafayette, Wabash 19 (NW) 23-4.
CONTINUED FROM THE AUGUST 19TH APC MEETING AT PETITIONER'S REQUEST.
2. **Z-2806 TIPPECANOE DEVELOPMENT, LLC (A to R1):**
Petitioner is requesting rezoning of 16.77 acres for a single-family subdivision of approximately 38 lots (Oak Ridge Subdivision, Section 2) located on the west side of CR 75 E, between CR 500 & 600N, Tippecanoe 29 (SE) 24-4.
3. **Z-2807 JETBOY, LLC (GB to I3):**
Petitioner is requesting rezoning of 7.883 acres located on the north side of Elston Road between US 231 and Old Romney Road, specifically 600 Elston Road in Lafayette, Fairfield 31 (SW) 23-4.

4. **Z-2808 STEVEN MCINTYRE (NB to R1):**
Petitioner is requesting rezoning of a property on the east side of CR 700 E (Yorktown Street) just south of the unincorporated town of Stockwell, specifically 9409 S 700 E, Lauramie 9 (SW) 23-4.
5. **Z-2809 PURDUE RESEARCH FOUNDATION (GB, NB, OR, PDMX & PDNR to CBW):**
Petitioner is requesting rezoning of 104.54 acres (the Discovery Park District Overlay area) located north of US 231, east of Airport Road, south of 3rd Street and west of Martin Jischke Drive in West Lafayette, Wabash 24 (E1/2) 23-5.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE NOVEMBER 4th EXECUTIVE COMMITTEE AGENDA
- VII. DETERMINATION OF VARIANCES – ABZA
- VIII. DIRECTOR'S REPORT
- IX. CITIZENS' COMMENTS AND GRIEVANCES
- X. ADJOURNMENT

Determination of Variance
Lafayette Board of Zoning Appeals
Meeting Date: October 19, 2020

October 1, 2020

1. CASE #2020-17 UPPER MAIN DEVELOPMENT, LLC:

Petitioner is requesting a variance to allow 116 parking spaces from the minimum requirement of 158 spaces to build an apartment building with retail below (Luna Apartments and Retail) in a CB zone. The property is located on the south side of Main Street, between 6th and 7th Streets, more specifically at 631 Main Street, Lafayette, Fairfield 20 (SE) 23-4.

RECOMMENDATION:

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

MONTHLY BUDGET REPORT
August 27, 2020 - September 30, 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		\$-25,242.00	\$829,527.00	\$70,944.88	\$597,911.90	\$231,615.10
1000-2510-11-30	Part Time Personnel	\$5,000.00			\$5,000.00			\$5,000.00
1000-2510-12-10	Social Security	\$65,773.00		\$-1,931.00	\$63,842.00	\$70,944.88	\$597,911.90	\$-534,069.90
1000-2510-12-20	PERF Retirement	\$95,735.00		\$-2,827.00	\$92,908.00	\$70,944.88	\$597,911.90	\$-505,003.90
TOTAL PERSONAL SERVICES		\$1,021,277.00		\$-30,000.00	\$991,277.00	\$212,834.63	\$1,793,735.71	\$-802,458.71
1000-2510-21-10	Office Supplies -Gen.	\$4,000.00			\$4,000.00	\$180.44	\$452.94	\$3,547.06
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	\$824.00	\$996.70	\$3.30
TOTAL SUPPLIES		\$7,000.00			\$7,000.00	\$1,004.44	\$1,449.64	\$5,550.36
1000-2510-31-10	Legal Services	\$27,600.00	\$3,520.00		\$31,120.00		\$19,616.60	\$11,503.40
1000-2510-31-90	Other Professional Services	\$500.00		\$30,000.00	\$30,500.00			\$30,500.00
1000-2510-32-10	Travel Costs & Mileage	\$8,000.00	\$10.00		\$8,010.00	\$25.00	\$564.98	\$7,445.02
1000-2510-33-10	Published Legals	\$750.00	\$40.00		\$790.00		\$109.66	\$680.34
1000-2510-36-20	Repair Veh&Equip	\$1,500.00	\$546.00		\$2,046.00		\$678.28	\$1,367.72
TOTAL OTHER SERVICES & CHARGE!		\$38,350.00	\$4,116.00	\$30,000.00	\$72,466.00	\$25.00	\$20,969.52	\$51,496.48
1000-2510-39-10	Dues & Subscriptions	\$5,300.00			\$5,300.00	\$318.02	\$2,744.02	\$2,555.98
TOTAL		\$5,300.00			\$5,300.00	\$318.02	\$2,744.02	\$2,555.98
TOTAL OPERATING EXPENSES		\$45,350.00	\$4,116.00	\$30,000.00	\$79,466.00	\$1,029.44	\$22,419.16	\$57,046.84
TOTAL BUDGET		\$1,071,927.00	\$4,116.00		\$1,076,043.00	\$214,182.09	\$1,818,898.89	\$-742,855.89
Social Security	\$65,773.00							
PERF Retirement	\$95,735.00							
Furnished by County								
TOTAL BUDGET	\$1,233,435.00							