

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: March 18, 2020**

**Time: 6:00pm**

**Place: County Office Building**

**Tippecanoe Room**

**20 North Third Street**

**Lafayette, Indiana 47901**

### **AGENDA**

#### **I. BRIEFING SESSION**

##### **A. WITHDRAWN CASES**

The following case was withdrawn by petitioner's representative:

- Z-2776 Tammy Appelbaum (GB to AW)

#### **II. APPROVAL OF MINUTES**

Documents:

[APC MINUTES 02.19.2020.PDF](#)

#### **III. NEW BUSINESS**

##### **A. REQUEST TO AUTHORIZE FILING A BELATED PRIMARY APPROVAL EXTENSION REQUEST**

###### **1. PARAMOUNT-LAKESHORE SUBDIVISION (S-3152):**

The developer, Paramount Development Group, LLC (represented by Patrick Cunningham), is requesting authorization to file a belated extension request for the primary approval granted March 20, 2002 and extended several times now expired (March 20, 2018). The preliminary plat covers a 6-lot (5 blocks and 1 outlot) commercial subdivision on 31 acres, located on the north side of US 52, approximately 1/4 mile west of Morehouse Road, Wabash 2 (NE) 23-5.

Documents:

[S-3152 PARAMOUNT LAKESHORE EXTENSION REQUEST.PDF](#)

#### IV. PUBLIC HEARING

##### A. SUBDIVISIONS

1. **S-4905 BELLE TERRA SUBDIVISION, REVISED (MAJOR-PRELIMINARY):**  
Petitioner is seeking primary approval to replace the original 77 lot (and 2 outlots) preliminary plat approved July 18, 2018 (S-4755) on the same 27.64 acre tract located at the northwest corner of CR 600 N and CR 75 E, in Tippecanoe 20 (SE) 24-4. The new layout will be for 79 single-family lots and 3 outlots, including a community building/clubhouse.

Documents:

[S-4905 BELLE TERRA SUBDIVISION REVISED.PDF](#)

##### B. REZONING ACTIVITIES

1. **Z-2776 TAMMY APPELBAUM (GB TO AW):**  
**\*\*WITHDRAWN BY PETITIONER MARCH 12, 2020\*\***  
Petitioner is requesting rezoning of 0.721 acres located at 9036 Mill Street in the unincorporated town of Stockwell, Lauramie 9 (NW) 21-3. Continued from the February 19, 2020 APC meeting because of an inconclusive vote.

2. **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. With Commitment added February 19th. Continued from the February 19th meeting at petitioner's request. First continuance.

Documents:

[Z-2783 CARR FAMILY FARM REVISED.PDF](#)

3. **Z-2784 THOMAS C. AND SUSAN L. RIEHLE (R2U TO NBU):**  
Petitioners are requesting rezoning of one lot located on the east side of N. 13th Street between Union and Elizabeth Streets, specifically, 723 N. 13th Street, Lafayette, Fairfield 21 (SW) 23-4. Continued from the February 19th APC meeting at petitioner's request. First continuance.

Documents:

[Z-2784 THOMAS AND SUSAN RIEHLE.PDF](#)

4. **Z-2788 ANTIQUE CANDLE WORKS, INC. (GB TO I2):**  
Petitioner is requesting rezoning of a 1-acre tract located at the southeast corner of Schuyler Avenue and N. 16th Street, specifically 1611 Schuyler Avenue, Lafayette, Fairfield, Longlois Reserve (SW) 23-4.

Documents:

[Z-2788 ANTIQUE CANDLE WORKS, INC..PDF](#)

**5. Z-2789 SPRING VALLEY MANAGEMENT, LLC (R2U & R3U TO R3U):**

Petitioner is requesting rezoning to legitimize an existing four-unit apartment building in order to renovate the building. The property is located downtown on the east side of S. 8th Street, specifically 9 South 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

Documents:

[Z-2789 SPRING VALLEY MANAGEMENT, LLC.PDF](#)

**V. ADMINISTRATIVE MATTERS**

**VI. APPROVAL OF THE APRIL EXECUTIVE COMMITTEE AGENDA**

Documents:

[04012020 EXEC AGENDA.PDF](#)

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

Documents:

[2020-03 CDOV .PDF](#)

**VIII. DIRECTOR'S REPORT**

**IX. CITIZENS' COMMENTS AND GRIEVANCES**

**X. ADJOURNMENT**