

**THE
AREA BOARD OF ZONING APPEALS
OF TIPPECANOE COUNTY**

NOTICE OF PUBLIC HEARING

DATE: JULY 22, 2020
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

*Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at apc@tippecanoe.in.gov. Comments must include **name** and **address** to be heard. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDzTdjurQ>*

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

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING
 - 1. **BZA-1786 JANET & RICHARD W. HARLOW, JR. (previously known as Crider & Crider, Inc.):**
Petitioners are requesting a second extension of the previously approved special exception for a mining operation (originally approved December 2009, first extension was approved in July 2015) to modify the expired reclamation plan. The proposed hours of operation are 7 AM to 7 PM, five days a week (Monday through Friday) and 7 AM to 4:30 PM on Saturdays to complete the proposed reclamation plan. There will be no further mining and the proposed reclamation would be completed no later than December 31, 2030. The 32.8-acre tract is located immediately west of the residence at 4503 E 300 N in Fairfield 12 (NW) 23-4. (UZO 3-2)
 - 2. **BZA-2038 BILL J. PHILLIPS:**
Petitioner is requesting a variance to allow a setback of 15' instead of the required 25' from the (southern) Samola Drive to build a house on 0.82 acres zoned R1, located between Samola Drive and Samola Drive on the west side of US 231 in the Sam Wilson Subdivision, Wea 29 (SW) 22-4. (UZO 2-1-7)
 - 3. **BZA-1920 PURDY O'NEALL FARM, LLC**
Petitioner is requesting an extension of a previously approved special exception for a mining operation (BZA-1920 approved in October 2014) which was itself an extension of a previously approved special exception (BZA-1591 approved in October 2001) to extend both mining and reclamation to December 2040. The hours of operation approved in 2001 were "daylight hours only, except for the

occasional INDOT or governmental project where aggregate or concrete are needed during nighttime hours.” The two tracts included in this request are 180 acres, known as the O’Neill Farm located near the intersection of CR 150 E and CR 510 S and 120 acres commonly known as 5105 E 500 S, in Wea Township, Section 21, 22-4. (UZO 3-2)

4. BZA-2039 PURDY O’NEALL FARM, LLC:

Petitioner is requesting a special exception for mining and quarrying of non-metallic minerals, except fuel (SIC 14). The hours of operation would be dawn to dusk, 7 days a week. Both mining and reclamation would be completed by December 2040. The four tracts included in this request are all located south of CR 510 S and east of S. 9th Street and include 182 acres in tract A, 120 acres in tract B, 76.3 acres in tract C, and 60.1 acres in tract D for a total of 438.4 acres zoned A and FP, located in Wea Township in Sections 21 and 28, 22-4. (UZO 3-2)

5. BZA-2040 PURDY O’NEALL FARM, LLC:

Petitioner is requesting the following 6 variances from the UZO- required standards for mining and quarrying of non-metallic minerals:

1. To allow no bufferyard and no setback on the tract A site along its eastern property line; (UZO 4-9-7c)
2. To allow no bufferyard on the tract B site along its eastern property line; (UZO 4-9-7-c)
3. To allow no bufferyard, no fence, and no setback on the tract C site along its northern property line; (UZO 4-9-7 c and d)
4. To allow no bufferyard and no fence on tract C for its eastern property line (next to property owned by Loren Schroeder); (UZO 4-9-7 c and d)
5. To allow no bufferyard and no fence on tract C for a different portion of its eastern property line (next to property owned by William Brunton); (UZO 4-9-7 c and d) and
6. To allow no bufferyard and no fence on tract D for its northern property line; (UZO 4-9-7 c and d)

on properties located south of CR 510 S and east of S. 9th Street and including a total of 438.4 acres zoned A and FP in Wea Township, Sections 21 and 28, 22-4.

6. BZA-2041 MURTAUGH LAW, LLC:

Petitioner is requesting the following two variances for a proposed self-storage warehouse business on a half-acre tract of GB-zoned property:

1. To allow a 1’ setback from Old SR 25 N instead of the required 60’; (UZO 2-17-7) and
2. To eliminate the requirement for each required off-street auto space to open directly on an unobstructed maneuvering aisle; (UZO 4-6-15 b)

on property located at 10 Aretz Lane, Fairfield 11 (SW) 23-4.

II. ADMINISTRATIVE MATTERS

III. ADJOURNMENT