

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

DATE.....July 1, 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

MEMBERS ABSENT

Tom Murtaugh

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 June 3rd, 2020 meeting. Carl Griffin seconded and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

FINAL DETAILED PLANS RESOLUTION PD-20-05: IRON MEN PROPERTIES OF LAFAYETTE I, LLC (Anvil 38 PD) Z-2780:

Final Detailed Plans for the Anvil 38 Planned Development. The approved preliminary plans allow for the construction of two multi-family buildings containing a total of 307 units. The property is located off the south side of SR 38 E just north of its intersection with Haggerty Lane in Lafayette, Wea 2 (NW) 22-4.

Gary Schroeder moved to hear and approve **FINAL DETAILED PLANS RESOLUTION PD-20-05: IRON MEN PROPERTIES OF LAFAYETTE I, LLC (Anvil 38 PD) Z-2780.** Carl Griffin seconded.

Ryan O’Gara presented the final detailed plans. He said this project was recommended for approval by the APC in January 2020 and approved by the City of Lafayette Common Council in February 2020. This site is located near the Ivy Tech campus and the new YMCA facility. The approved preliminary plans allow for 307 units, related parking and landscaping areas. The Final Detailed Plans consisting of Construction Plans and Final Plat meet all conditions required. Bonding is being requested.

Jackson Bogan asked if the petitioner wanted to make a presentation or if there were any documents that needed to be shared through GoToMeeting.

Joseph Blake, PO Box 5965, Lafayette, IN 47903, petitioner, thanked staff for their help with this project. He said this is their first project in Lafayette and appreciated the help from everyone involved.

Jackson Bogan asked if any citizen comments had been received.

Ryan O'Gara said no comments have been received.

The committee paused for 30 seconds for citizen comments. No further comments were received.

Zach Williams conducted a vote by roll call. The motion was approved 6 yes to 0 no.

Yes-Votes

Jackson Bogan
Carl Griffin
Greg Jones
Larry Leverenz
Gary Schroeder
Jerry Reynolds

No-Votes

III. PUBLIC HEARING

None.

IV. APPROVAL OF JULY APC AGENDA

Gary Schroeder moved that the following Ordinance Amendment be placed on the July 15, 2020 Area Plan Commission public hearing agenda:

UZO AMENDMENT #97 BUSINESS PARK & GATEWAY DIRECTORY SIGNS.

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

Gary Schroeder moved that the following subdivision petition be placed on the July 15, 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-4922 BLACKER MINOR SUBDIVISION (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 July 15th, 2020 Area Plan Commission public hearing agenda:

**Z-2796 STEVEN D. HABY (GB to R1B); and
Z-2797 RESONS, LLC (PDRS to R4W).**

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

V. APPROVAL OF JULY ABZA AGENDA

Gary Schroeder moved that the following petitions be placed on the July 22, 2020 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-1786 JANET & RICHARD W. HARLOW, JR. (previously known as Crider & Crider, Inc.);
BZA-2038 BILL J. PHILLIPS;
BZA-1920 PURDY O'NEALL FARM, LLC;
BZA-2039 PURDY O'NEALL FARM, LLC;**

**BZA-2040 PURDY O'NEALL FARM, LLC; and
BZA-2041 MURTAUGH LAW, LLC.**

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

VI. DETERMINATION OF VARIANCES – LAFAYETTE DIVISION

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 #2020-12 JERRY & RACHELLE BRAND;
CASE #2020-13 THE CINCINNATI GROUP, LLC by CHADD S. GIBSON; and
CASE #2020-14 EADO, LLC.**

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

Gary Schroeder moved that for the following case, the sign ordinance be strictly adhered to:

CASE #2020-14 EADO, LLC.

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

VII. REVIEW AND APPROVAL OF THE JUNE BUDGET REPORT

Ryan O'Gara said Sallie will discuss this item at the July meeting.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

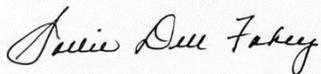
Gary Schroeder moved to adjourn.

Meeting adjourned at 4:43 p.m.

Respectfully Submitted,

Chyna R. Lynch
Recording Secretary

Reviewed By,



Sallie Fahey