

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

DATE..... December 4, 2019  
 TIME..... 4:30 P.M.  
 PLACE..... CO. OFFICE BLDG.  
 20 N. 3<sup>rd</sup> STREET  
 LAFAYETTE, IN 47901

**MEMBERS PRESENT**

Jackson Bogan  
 Greg Jones  
 Jerry Reynolds  
 Gary Schroeder  
 Larry Leverenz

**MEMBERS ABSENT**

Tom Murtagh  
 Carl Griffin

**STAFF PRESENT**

Sallie Fahey  
 Ryan O’Gara  
 Kathy Lind  
 Chyna Lynch  
 Zach Williams

Vice President Jackson Bogan called the meeting to order.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the November 6, 2019 Executive Committee public hearing as submitted. Greg Jones seconded, and the motion carried by voice vote.

**II. NEW BUSINESS**

**FINAL DETAILED PLANS**

**RESOLUTION PD 19-03: MORRIS RENTALS, LLC (443 Vine Street PD) Z-2771:**

Final Detailed Plans for the 443 Vine Street Planned Development. The approved preliminary plans allow for the expansion of an existing two-story duplex into a multi-family building containing a total of four units with 12 bedrooms and a 5-space detached garage in the New Chauncey Neighborhood’s Local Historic District. The property is located at 443 Vine Street, West Lafayette, Wabash 19 (NW) 23-4.

Gary Schroeder moved to hear and approve **RESOLUTION PD 19-03: MORRIS RENTALS, LLC (443 Vine Street PD) Z-2771.** Greg Jones seconded.

Ryan O’Gara presented the construction plans and final plat. He said this project is located in the New Chauncey Neighborhood. This site was rezoned in September 2019. The proposal is to demolish a portion of the existing house and add on to create a total of four units. This site is in the local historic district which subjected it to scrutiny during the PD process. The Final Detailed Plans contains the construction plans and the final plat. Bonding has been requested but has not yet been received. Petitioner has thirty days from this approval to do so. Staff is recommending approval.

Marianne Mitten Owen, 300 Main Street, Lafayette, IN 47901, representative for petitioner, respectfully asked for approval. She said petitioner was present to answer any questions.

The Committee voted 5 yes to 0 no to approve **RESOLUTION PD 19-03: MORRIS RENTALS, LLC (443 Vine Street PD) Z-2771.**

Sallie Fahey said at the December APC meeting, we will be hearing the Comprehensive Plan review for a new Dayton/Tippecanoe County economic development area and TIF. This will be similar to what was heard last month for Battle Ground. This will be for the area near I-65 in the Town of Dayton extending north into unincorporated Tippecanoe County.

### III. PUBLIC HEARING

None.

### IV. APPROVAL OF THE DECEMBER APC AGENDA

Gary Schroeder moved that the following subdivision petition be place on the December 18, 2019 Area Plan Commission Public Hearing agenda:

#### **S-4883 Westbaker Industrial Subdivision (major-preliminary).**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petition be placed on the December 18, 2019 Area Plan Commission public hearing agenda:

#### **Z-2779 Indiana Beta of Sigma Alpha Epsilon House Corp. (R1 to R1U).**

Greg Jones seconded, and the motion carried by voice vote.

### V. REVIEW AND APPROVAL OF THE NOVEMBER BUDGET REPORT

Sallie Fahey said with the end of the year, we are making purchases to get us set up for next year. There were some significant purchases this month. Under expenditures this month, \$1,984 was used for general office supplies for what is needed for next year. For printing and signs, that expenditure was for two sets of case signs, one of which is for Lafayette rezone signs. This is an expense that breaks even; the price that the signs are sold to the petitioner is the price paid for the signs. We are paying close attention to this because next year, the signs could become more expensive than what we charge for them, so we may need to increase the fee to break even. Under minor equipment, the expenditure was used to purchase a new projector. The one purchased in 2013 stopped working. We were also billed for our dues and subscriptions that will take effect next year. The amount of money left in travel will likely be used. She said she frequently goes to the National Association of Regional Council's Policy Conference in Washington D.C. in February. This is an important year to attend because Congress will be working on the new multi-year transportation plan. She is hoping to register for that event and take some of the expenses out of this year's budget.

Gary Schroeder moved to approve the November budget report as submitted. Greg Jones seconded, and the motion carried by voice vote.

### VI. OTHER BUSINESS

None.

VII. **ADJOURNMENT**

Gary Schroeder moved to adjourn.

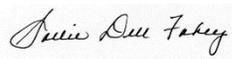
The meeting adjourned at 4:38 p.m.

Respectfully submitted,

Chyna Lynch

Recording Secretary

Reviewed by,

A handwritten signature in cursive script, reading "Sallie Dell Fahey". The signature is written in black ink on a light-colored background.

Sallie Dell Fahey

Executive Director