

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

DATE..... January 2, 2019
TIME..... 4:30 P.M.
PLACE..... CO. OFFICE BLDG.
20 N. 3rd STREET
LAFAYETTE, IN 47901

MEMBERS PRESENT

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

MEMBERS ABSENT

Tom Murtaugh

STAFF PRESENT

Sallie Fahey
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 December 4, 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-20-01: PURDUE RESEARCH FOUNDATION (PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS) (Z-2766):

Petitioner is requesting final detailed plan approval of Phase 1 & 2 Construction Plans for the Provenance Planned Development, a 90-acre, multi-phase, multi-lot, mixed-use neighborhood located on the south side of State Street between its Airport Road intersection to the east and its intersection with US 231/52 on the west, in West Lafayette, Wabash 24 (S 1/2) 23-5.

Gary Schroeder moved to hear and approve **RESOLUTION PD 20-01: PURDUE RESEARCH FOUNDATION (PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS) (Z-2766)**. Greg Jones seconded.

Sallie Fahey presented the construction plans and final plat. She said despite the zoning map saying this site is R3W, this was approved to be reclassified as PDMX in July 2019. This final detail plan is for Phase 1 & 2 of this project. These phases include a mixed-use environment containing retail, office, daycare center, multi-family apartments, and townhouses as well as single-family detached homes. The street names have been confirmed by the Post Office and 911. The list of street names is acceptable for the entire project. Four of the new names do not have tag ends as to whether they are streets, lanes or boulevards. Staff has asked that petitioner provide a drawing with those street names before recording. Staff is recommending approval of the adoption of Resolution #20-01.

Jackson Bogan asked if the Committee needs to make mention that the map does not reflect the PDMX classification.

Zach Williams said this should be fine as it has been addressed in the staff report. The map is just an error.

Sallie Fahey said staff either has not received the ordinance from West Lafayette or it has just not been added to the electronic version of the map.

The Committee voted 6 yes to 0 no to approve **RESOLUTION PD 20-01: PURDUE RESEARCH FOUNDATION (PROVENANCE PD - PHASE 1 & 2 CONSTRUCTION PLANS) (Z-2766).**

III. **PUBLIC HEARING**

None.

IV. **APPROVAL OF THE JANUARY APC AGENDA**

Gary Schroeder moved that the following amendment to the Comprehensive Plan be placed on the January 15, 2020 Area Plan Commission agenda:

Resolution #2020-01 West Lafayette Downtown Plan.

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following subdivision petitions be place on the January 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-4889 TIMBERBROOK MEADOWS SUBDIVISION, PHASE 1 (major-preliminary); and
S-4890 BARRINGTON LAKES SUBDIVISION REVISED (major-preliminary)**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the January 15, 2020 Area Plan Commission public hearing agenda:

**Z-2780 IRON MEN PROPERTIES OF LAFAYETTE I, LLC – Joseph Blake (Anvil 38 PD)(GB to PDRS);
and
Z-2781 VALLEY OAKS HEALTH, INC. (NB to MR).**

Greg Jones seconded and the motion carried by voice vote.

Sallie Fahey added that a New Business item will be added to the agenda for the January meeting but does not need to be added this evening. The item will be Resolution #2020-2 for the Consolidated Lafayette Redevelopment Area that will be adding a project to their Economic Development Plan.

V. **APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA**

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

**BZA-2029 MARK SHISLER; and
BZA-2030 VITA INVESTMENT HOLDINGS, LLC.**

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

VI. DETERMINATION OF VARIANCES

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 state:

CASE #2020-01 THOMAS R.B. BROWN;
CASE #2020-02 RIGOBERTO XOCHIPA GUADARRAMA; and
CASE #2020-03 ERIC CARTER, WEIHE ENGINEERS, INC.

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

Gary Schroeder moved that the following request for variance from the Unified Zoning Ordinance is not allowed because it is a request to vary UZO Chapter 3:

CASE#2020-04 ANTIQUE CANDLE WORKS INC.

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

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

CASE #2020-03 ERIC CARTER, WEIHE ENGINEERS, INC.

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

VII. REVIEW AND APPROVAL OF THE SEPTEMBER BUDGET REPORT

Gary Schroeder moved to approve the December budget report as submitted. Greg Jones Seconded.

Sallie Fahey said there was nothing outstanding to report at the end of December, the report goes through December 23rd. Anything after the 23rd will show up on the January Budget Report prepared for the February meeting.

The motion carried by unanimous voice vote.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

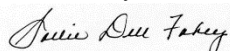
Gary Schroeder moved to adjourn.

The meeting adjourned at 4:36 p.m.

Respectfully submitted,

Chyna Lynch
Recording Secretary

Reviewed by,



Sallie Dell Fahey
Executive Director