

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

DATE..... March 4, 2020
TIME.....4:30 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

MEMBERS PRESENT

Jackson Bogan
Carl Griffin
Greg Jones
Larry Leverenz
Gary Schroeder

MEMBERS ABSENT

Tom Murtaugh
Jerry Reynolds

STAFF PRESENT

Sallie Fahey
John Burns
Kathy Lind
Chyna Lynch
Zach Williams, Atty.

President Jackson Bogan called the meeting to order.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the February 5, 2020 Executive Committee public hearing as submitted. Greg Jones seconded, and the motion carried by voice vote.

II. NEW BUSINESS

None.

III. PUBLIC HEARING

Jackson Bogan read the meeting procedures.

Gary Schroeder moved that there be incorporated into the public hearing portion of each application to be heard this evening and to become part of the evidence at such hearing, the Unified Zoning Ordinance, the Unified Subdivision Ordinance, the Comprehensive Plan, the By-laws of the Area Plan Commission, the application and all documents filed therewith, the staff report and recommendation on the applications to be heard this evening and responses from the checkpoint agencies. Greg Jones seconded, and the motion carried by voice vote.

RE-0073 CHERRY CREEK ESTATES II – A REPLAT OF LOTS 7, 8 & 9 (rural estate preliminary plat):

Petitioner is seeking primary approval to replat three (3) lots into two (2) on 9.18 acres in the existing rural estate subdivision located on the south side of CR 650 N, 1/4 mile east of CR 50 W, in Tippecanoe 19 (SE) 24-4.

Gary Schroder moved to hear and vote **RE-0073 CHERRY CREEK ESTATES II – A REPLAT OF LOTS 7, 8 & 9 (rural estate preliminary plat).** Greg Jones seconded.

Kathy Lind presented the zoning map and site plan. She said this is located south of 650N and north of 600N. The petitioner is taking three platted lots and creating two lots. This met all the ordinance requirements as three smaller lots and now it is just two larger lots. Staff is recommending conditional primary approval contingent on the following:

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Regulatory Flood boundary and elevation for the Burnetts' Creek flood plain shall be shown.
4. The street addresses and County Auditor's Key Number shall be shown.

Jackson Bogan asked if this is a reduction, why does it need to be heard again.

Kathy Lind said it is removing two property lines. Petitioner could have done an Exemption E transfer to create the same lots configuration, but this is cleaner.

Patrick Cunningham, 309 Columbia, Lafayette, IN 47901, representative for petitioner, said this is a beautiful subdivision and the petitioner wants to build a beautiful home on a bigger lot. The density is just being decreased in the existing subdivision.

The Executive Committee voted 5-Yes to 0-No to approve conditional primary approval of **RE-0073 CHERRY CREEK ESTATES II – A REPLAT OF LOTS 7, 8 & 9 (rural estate preliminary plat).**

IV. APPROVAL OF THE MARCH APC AGENDA

Gary Schroeder moved that the following subdivision petition be placed on the March 18, 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-4905 BELLE TERRA SUBDIVISION REVISED (major-preliminary).

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

Gary Schroeder moved that the following rezoning petitions be placed on the March 18, 2020 Area Plan Commission public hearing agenda:

**Z-2788 ANTIQUE CANDLE WORKS, INC. (GB to I2); and
Z-2789 SPRING VALLEY MANAGEMENT, LLC (R2U to R3U).**

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

V. APPROVAL OF THE MARCH ABZA AGENDA

Gary Schroeder moved that the following petitions be placed on the March 25, 2020 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-2032 JAMES L. AND SHEILA A. COCHRAN;
BZA-2033 THE RIDGE GROUP, INC.;;
BZA-2034 DAVE HELTON AND ASSOCIATES, INC.;; and
BZA-2035 JACOB BALLAH.**

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

VI. DETERMINATION OF VARIANCES

Gary Schroeder moved that the following requests for variance from the Unified Zoning Ordinance are not requests for a use variance, prohibited from consideration by ordinance and statute:

CASE #2020-06 KEVIN J. OSBORN;
CASE #2020-07 JAMES BAUMAN; and
CASE #2020-08 LAFAYETTE SCHOOL CORPORATION BY ERIC RODY.

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

VII. REVIEW AND APPROVAL OF THE FEBRUARY BUDGET REPORT

Gary Schroeder moved to approve the February budget report as submitted. Greg Jones seconded.

Sallie Fahey said there is only one item of note. Under the column titled expenditures this month, under dues and subscriptions, there is a payment of \$216 for the yearly membership to the Urban Land Institute.

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