

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

DATE..... MARCH 02, 2022  
TIME..... 4:30 P.M.  
PLACE..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

*This meeting was held in-person. 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  
Kathy Parker  
Gary Schroeder  
Tom Murtaugh  
Greg Jones

**MEMBERS ABSENT**

Larry Leverenz  
Jerry Reynolds

**STAFF PRESENT**

David Hittle  
Ryan O’Gara  
Kathy Lind  
Jennifer Ewen  
Eric Burns, Atty

Jackson Bogan called the meeting to order.

Attorney, Eric Burns, called the roll to establish members present.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the January 5, 2022 meeting. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

Kathy Lind stated the petitioner for **S-5055 Pretty Prairie Minor Subdivision (minor-sketch)** has requested a continuance to the March 16<sup>th</sup> APC meeting in order to obtain soil testing.

**III. PUBLIC HEARING**

Gary Schroeder moved to continue **S-5055 Pretty Prairie Minor Subdivision (minor-sketch)** to the March 16<sup>th</sup> APC public hearing at the petitioner’s request. Greg Jones seconded, and the motion carried by unanimous voice vote.

**IV. APPROVAL OF THE MARCH 2022 APC PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following UZO amendment be placed on the March 16, 2022 Area Plan Commission public hearing agenda:

**UZO Amendment #103: Change “home occupations” to allow state-licensed medical professionals (UZO Sections 5-5-3 and 5-5-4) and would require self-storage warehouse businesses within the urbanized areas to obtain a special exception (UZO Section 3-2).**

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

Gary Schroeder moved to continue the self-storage warehouse businesses until it is sent to the full APC by the Ordinance Committee. Greg Jones seconded, and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following subdivision petition be placed on the March 16, 2022 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-5060 The Oasis (major-preliminary).**

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

Gary Schroeder moved that the following rezoning petitions be placed on the March 16, 2022 Area Plan Commission public hearing agenda:

**Z-2847 Tippecanoe Acquisitions, LLC (West Heights Condominiums) (R1 to PDRS); And  
Z-2850 Purdue Research Foundation (CBW to R4W).**

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

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

Gary Schroeder moved that the following petitions be placed on the March 23, 2022 Area Board of Zoning Appeals Public Hearing Agenda:

**BZA-2070 Tim Valiant; And  
BZA-2073 Jon Sheidler–Landworx Engineering.**

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

**VI. DETERMINATION OF VARIANCE – LAFAYETTE DIVISION OF THE ABZA**

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 #2022-08 BLACKTHORN HOLDINGS, LLC - Amended;  
CASE #2022-10 DENTAL CARE OF LAFAYETTE; And  
CASE #2022-11 JETBOY, LLC.**

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

**VII. REVIEW AND APPROVAL OF THE JANUARY AND FEBRUARY BUDGET REPORT**

Gary Schroeder moved to hear and approve the January 2022 and February 2022 Budget Reports as submitted. Greg Jones seconded.

David Hittle stated the budget reports for January and February are located in the back of the packet. He offered to answer any questions.

Jackson Bogan asked for any questions from the commission members. There were none.

Jackson Bogan asked all in favor, and the motion carried by unanimous voice vote.

**VIII. OTHER BUSINESS**

None.

**IX. ADJOURNMENT**

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:39 PM.

Respectfully Submitted,

Jennifer A. Ewen  
Recording Secretary

Reviewed By,

A handwritten signature in black ink, appearing to read "D. Hittle", with a horizontal line extending to the right.

David Hittle  
Executive Director