

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

DATE.....June 19, 2019  
TIME.....6:00 P.M.  
PLACE.....County Office Bldg.  
20 N. 3<sup>rd</sup> Street  
Lafayette, IN 47901

**MEMBERS PRESENT**

Larry Leverenz  
Tom Murtaugh  
Gary Schroeder  
Jackson Bogan  
Vicki Pearl  
Michelle Long  
Perry Brown  
Jerry Reynolds  
Greg Jones  
Lisa Dillum  
Diana Luper

**MEMBERS ABSENT**

Dr. Carl Griffin  
Roland Winger  
Tracy Brown  
Jake Gray  
Tyrone Taylor  
Gerry Keen

**STAFF PRESENT**

Sallie Fahey  
Ryan O’Gara  
Don Lamb  
Diana Trader  
Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 19th day of June 2019 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

President Tom Murtaugh called the meeting to order.

**I. BRIEFING SESSION**

Tom Murtaugh asked for the Briefing Session.

Sallie Fahey said **Z-2763 AMERICAN REALTY OF LAFAYETTE, LLC (R1 to I3)** has been withdrawn by the petitioner and **Z-2767 WESTMINSTER VILLAGE WEST LAFAYETTE, INC. (PDRS to MR)** must be continued to the July 17, 2019 Area Plan Commission meeting due to legal advertisement issues. Sallie said the remaining cases have submitted all their paperwork and are ready to be heard.

**II. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the May 15, 2019 meeting as submitted. Greg Jones seconded, and the minutes were approved by unanimous voice vote.

**III. NEW BUSINESS**

None

**IV. PUBLIC HEARING**

Tom Murtaugh 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.

Gary Schroeder moved that **Z-2767 WESTMINSTER VILLAGE WEST LAFAYETTE, INC. (PDRS to MR)** be continued to the July 17, 2019 APC meeting at petitioner's request. Greg Jones seconded and the motion passed by unanimous voice vote.

#### A. SUBDIVISIONS

##### 1. **S-4848 BARRINGTON LAKES SUBDIVISION (major-preliminary):**

Petitioner is seeking primary approval for a 314-lot single-family subdivision (with 2 outlots) on 79.7 acres, located at the northwest corner of CR 50 S and McCarty Lane, in Perry 29 (NE) 23-3.

Gary Schroeder moved to hear and vote on **S-4848 BARRINGTON LAKES SUBDIVISION (major-preliminary)**. Greg Jones seconded.

Don Lamb presented the zoning map, plat, and aerial photos. Don said Barrington Lakes Subdivision is an 80-acre proposal with 314 single-family lots and 2 outlots. Don said it is located on the west side of McCarty Lane just south of SR 26 and it also borders CR 50 S to the south. Don said it is zoned R1B the same as the adjoining Barrington Woods subdivision to the west. Don said there is R1 zoning and some AW zoning to the north and to the east there is more R1 zoning. He said the area to the south is Agricultural. Don said the proposed area is now in agricultural production. Don said the Barrington Woods Phase 1 subdivision is underway to the west. He said Country Aire Estates is to the north and the areas to the east and south are mostly agricultural use properties. Don said there are three sheets to the preliminary plat. He said the first sheet shows the street patterns and the required 60-ft half-width right-of-way for McCarty Lane is in place. He said the 30-ft half-width right-of-way for CR 50 S is shown for dedication. Don said there will be a connection with Barrington Woods and there will be two entrances for Barrington Lakes, one on CR 50 S and one on McCarty Lane. Don said there will be "No Vehicular Access" restrictions along the perimeter road rights-of-way. Don said there is a variance request that is part of this application. He said the northern cul-de-sac is slightly over the 800-ft maximum length. Don said the petitioner has requested a variance to permit the cul-de-sac to be 846.97-ft. He said the variance request has been heard by the Tippecanoe County Commissioners and they have recommended approval of it. Don said the site will be served by Lafayette sewer and water and there will be two detention storage ponds on site. Don said staff recommends approval based on the following variance and thirteen standard conditions:

#### A. Variances

1. A variance to increase the maximum length of a cul-de-sac from 800-ft to 846.97-ft (for Street F).

#### B. Conditions

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. The sanitary sewer and water plans shall be approved by the Lafayette City Engineer.
2. The fire hydrants shall be approved by the Sheffield Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City of Lafayette in cooperation with the Fire Department.
3. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
4. The County Drainage Board shall approve the drainage plans.
5. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

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

6. The "No Vehicular Access" statements shall be platted as shown on the preliminary plat.
7. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
8. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
9. Gateway signs, if any, shall be placed in an appropriate easement at the entrances.
10. All required building setbacks shall be platted.
11. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
13. The purpose, ownership and maintenance of the outlots shall be specified.

Don Lamb said the petitioner is requesting permission to bond.

Daniel Teder, Reiling Teder & Schrier, LLC, 250 Main Street, Suite 601, Lafayette, IN 47901, attorney for the petitioner, said Schneider Corporation is also here tonight. Daniel said the petitioner is requesting conditional primary approval. He said the Tippecanoe County Commissioners have recommended approval for the variance and the county engineer has no objection to that. Daniel said petitioner concurs with the staff report and will abide by their conditions. Daniel asked for the Commission's approval of the subdivision. He said petitioner requests permission to bond and approval of the variance as well.

The Commission voted by ballot 11-Yes to 0-No to approve the variance to increase the maximum length of a cul-de-sac from 800-ft to 846.97-ft (for Street F) for **S-4848 BARRINGTON LAKES SUBDIVISION (major-preliminary)**.

The Commission voted by ballot 11-Yes to 0-No for conditional primary approval of **S-4848 BARRINGTON LAKES SUBDIVISION (major-preliminary)**.

The Commission voted by ballot 11-Yes to 0-No to permit bonding for **S-4848 BARRINGTON LAKES SUBDIVISION (major-preliminary)**.

2. **S-4849 3330 KLONDIKE LLC COMMERCIAL SUBDIVISION (major-preliminary):**  
Petitioner is seeking primary approval for a three-lot commercial subdivision on 5.5 acres, located on the west side of Klondike Road, approximately 1/8 mile south of US 52 West, Wabash 3 (SW) 23-5.

Gary Schroeder moved to hear and vote on **S-4849 3330 KLONDIKE LLC COMMERCIAL SUBDIVISION (major-preliminary)**. Greg Jones seconded.

Don Lamb presented the zoning map, plat, and aerial photos. Don said this is a proposal for a three-lot commercial subdivision on 5.5 acres. He said this is located on the west side of Klondike Road about 1/8 mile south of US 52 W. Don said the site is zoned GB and the adjoining land to the north is zoned GB and R3. He said the land to the west is zoned PDRS and R1B, the land to the south is PDNR, and to the east is R1 zoning. Don said the property is adjoined by Chapelgate Apartments to the north, to the west is Blackthorne subdivision, to the south is Midwest Rentals, and Klondike Elementary and Middle Schools are located to the east. Don said at the east end of the site there is a vacant house and a former lawn mower maintenance business. Don said this is a three-lot proposal and two of the three lots are flag lots. He said all three lots have frontage on Klondike Road. Don said there will be a single entrance and a private drive, with an ingress-egress easement, which will connect to Klondike Road. Don said sanitary sewer service will be provided by American Suburban Utilities by a main that runs along the west side of the site. Don said water will be extended to the site by an Indiana American Water main located along Klondike Road. Don said drainage will be in underground storage and will eventually drain into a tributary of Indian Creek. Don said the petitioner has requested permission to bond. Don said staff recommends conditional primary approval with the following conditions:

A. Conditions

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. The proposed entrance details shall be included and approved by the County Highway Department.
2. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
3. Indiana-American Water Company, Inc. shall approve the water plans.
4. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana American Water Company in cooperation with the Fire Department.
5. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be

approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.

6. The County Drainage Board shall approve the drainage plans.
7. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
8. The required bufferyard shall be shown with the standard plant unit details. The bufferyard shall be installed as part of required public improvements.

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

9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. The Regulatory Flood Elevation and Boundary for the unnamed tributary Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
12. The street addresses and County Auditor's Key Number shall be shown.

Kyle Betz, Fisher Engineering, 625 S. Earl Avenue, Suite A, Lafayette, IN 47904, representative for the petitioner, said the petitioner, Shane O'Malley, is also present. Kyle said he concurs with the staff report and asked for the Commission's approval for permission to bond and for conditional primary approval.

The Commission voted by ballot 11-Yes to 0-No for conditional primary approval of **S-4849 3330 KLONDIKE LLC COMMERCIAL SUBDIVISION (major-preliminary).**

The Commission voted by ballot 11-Yes to 0-No to permit bonding for **S-4849 3330 KLONDIKE LLC COMMERCIAL SUBDIVISION (major-preliminary).**

3. **S-4850 PURDUE-HILLEL MINOR SUBDIVISION, A REPLAT OF LOTS 2 & 3, STOCKTON'S PLAT OF WEST LAFAYETTE (minor-sketch):**  
Petitioner is seeking primary approval to replat two lots into one, on 0.35 acres, located on the northeast corner of State and Waldron Streets, in West Lafayette, Wabash 19 (NW) 23-4.

Gary Schroeder moved to hear and vote on **S-4850 PURDUE-HILLEL MINOR SUBDIVISION, A REPLAT OF LOTS 2 & 3, STOCKTON'S PLAT OF WEST LAFAYETTE (minor-sketch).** Greg Jones seconded.

Don Lamb presented the zoning map, plat, and aerial photos. Don said this is a request to replat two lots into one. Don said this is currently zoned R3W as are the adjacent lots to the east, north, and west. He said the site is located on the north side of State Street and the west side of Waldron Street. Don said there are a few properties zoned PDRS scattered throughout the area known as "the island". Don said petitioner is planning to expand the existing building which currently crosses the platted lot line. Don said

variance requests have been filed for this site. Originally, they were to be heard at the June ABZA meeting, but petitioner has requested a continuance to the July meeting in order to add another variance request. Currently the requests include: a reduction in the required parking spaces; an increase in the building lot coverage percentage and two setback variances. The setback requests are a 16' setback from Waldron Street instead of 25' and a rear setback of 6' instead of the minimum setback of 25'. The additional setback would vary the front setback from State Street. If these setback variances are approved, they will need to be shown and noted on the final plat. Don said lot width and area meet the ordinance standards for the R3W zone. Don said staff recommends conditional primary approval with the following three standard conditions:

A. Conditions

**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 (per the action of the ABZA) shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.

Tom Murtaugh asked if this was an apartment building.

Don Lamb said the Purdue-Hillel Foundation is a religious based service organization.

Clem Kuns, TBIRD Design Services Corporation, 105 N. 10<sup>th</sup> Street, Lafayette, IN 47901, representative for the petitioner, said he is here with the petitioner. Clem said he has no issues with the conditions staff outlined and he requested the Commission's approval.

The Commission voted by ballot 11-Yes to 0-No for conditional primary approval of **S-4850 PURDUE-HILLEL MINOR SUBDIVISION, A REPLAT OF LOTS 2 & 3, STOCKTON'S PLAT OF WEST LAFAYETTE (minor-sketch).**

B. REZONING ACTIVITIES

1. **Z-2764 REDWOOD ACQUISITIONS, LLC – ELIZABETH BENTZ WILLIAMS (REDWOOD APARTMENTS PD) (R3/GB to PDRS):**  
Petitioner is requesting rezoning for a multi-family complex development on a single 25.07-acre lot containing a total of 173 units split between two phases (Phase 1 has 116 units, and Phase 2 has 57 units). The property is located on the south side of Twyckenham Boulevard just east of its intersection with Old 231, in Lafayette, Wea 5 (NW) 22-4.

Gary Schroeder moved to hear and vote on **Z-2764 REDWOOD ACQUISITIONS, LLC – ELIZABETH BENTZ WILLIAMS (REDWOOD APARTMENTS PD) (R3/GB to PDRS).** Greg Jones seconded.

Ryan O'Gara presented the zoning map, site plan, and aerial photos. Ryan said the site is just west of the Poland Hill – Twyckenham Blvd. roundabout. Ryan said the two properties are zoned GB and R3, and they are currently undeveloped. Ryan said the Cobblestone R1B subdivision is to the north, the Pay-Less Shopping Center is to the northwest, the Copper Gate apartment complex is to the east and two residential planned developments are to the south. Ryan said the proposal is for a multi-building, multi-

family planned development on 25-acres. Ryan said this will be a different style development. He said there will be 173 units split between two phases. He said Phase 1 will be along Twyckenham Blvd. and will have 116 units. Phase 2 will be on the south side of the site and will have 57 units. Ryan said all the units will be 2-bedroom, 2-bath, single-story, and each unit will have its own 2-car garage. Ryan said the units will be attached in a row-house style with either 4 units or 8 units per building. Ryan said Twyckenham Blvd. will be the main point of access and all the internal streets will be private. Ryan said public utilities are available. Ryan said the units facing Twyckenham Blvd. will be rear loaded with front doors opening onto sidewalks that connect to the existing public trail along Twyckenham Blvd. The internal units will be front loaded. Ryan said a path will connect to the commercially zoned property to the west. Ryan said amenities include a walking trail around a centrally located wet pond and a small private dog park. Ryan said staff recommends approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. Final landscape plan and plant schedule approved by the city staff that is in general conformance with the approved Preliminary Plan;
6. An application for a street address assignment shall be made to the Area Plan Commission with the submission of the Final Detailed Plans and the address shall be affixed to the Final Plat.
7. With the submission of the Final Detailed Plans, the narrative and plans shall be amended to reflect two bike-loops for each of the two bike parking locations (four bike parking spaces in total).

Jackson Bogan asked about the bufferyard between GB and PDRS.

Ryan O'Gara said whenever a commercial zone abuts a residential zone there is a standard 30-ft bufferyard.

Tom Murtaugh asked if the development was a single owner.

Ryan O'Gara said it is a single-lot, single-owner development. All the units are rentals and no units are available for purchase.

Joseph Bumbleburg, Ball Eggleston, PC, 201 Main Street, Suite 810, Lafayette, IN 47901, attorney for the petitioner, said the proposal is for a 25-acre, multi-building, 173-unit development. Joe said the staff report is the product of significant negotiations with the Area Plan staff and with representatives from the City of Lafayette. He said the technical observations in the staff report are accurate. He said the project is an urban form with single-family attached units. He said the amenities of the pond, the dog park, the vegetation, and the buffering make this a quality project. He said the staff report calls this a welcome addition to Lafayette's diverse apartment housing stock. Joe said the seven conditions are all acceptable and he has the developer with him tonight to answer any questions the Area Plan Commission might have. He asked for the Commission's affirmative vote.

Russell Brown, Clark, Quinn, Moses, Scott, & Grahn, LLP, 1729, 320 N. Meridian Street, #1100 Indianapolis, IN 46204, said Elizabeth Bentz Williams is here tonight along with Jim Frey who is a Redwood Consultant. Russell said Redwood is the developer, builder and long-term owner of single-story apartment communities. Russell said Redwood owns more than 10,000 units in about a half dozen states. He said they are the largest single-story, multi-family developer in the eastern United States. He said to date Redwood has never sold a development meaning they are the long-term builder, owner, and developer. He said they have 24-7 on-site management throughout their communities. Russell said there are no tax credits being pursued for this site and every community in their portfolio is conventionally financed. He said Redwood started developing in Indiana in 2012 and they have more than a dozen neighborhoods in central and northeast Indiana. Russell said this is not an age restricted community, but its target market is young professionals and empty nesters. He said the attraction is the single-story design with each unit having its own two-car garage. He said the units are all two-bedroom, two-bath with

various floor plans ranging from 1,300 to 1,800 square feet. Russell said while it is a multi-family neighborhood the units feel like single-family homes. He said the units are energy efficient because they are not built by a merchant developer but a long-term owner-operator. He said they utilize high quality materials in order to minimize maintenance and repairs. Russell said the units facing Twyckenham Blvd. are the front door for the community. He said that is what non-residents and potential residents will see as they drive by, therefore there is a significant expense to add that kind of project intrigue. Russell said all the internal streets are private and there is no on-street parking. He said each unit has a two-car garage with a full driveway and additional parking areas are being provided on site. Russell said the project has been through the PD process which guarantees that the project will be built as presented here tonight. He said they believe the issues raised by planning staff and other city stakeholders have been addressed. He asked for the Commission's favorable recommendation.

Tom Murtaugh asked about Phase 1 and Phase 2.

Russell Brown said the units along Twyckenham Blvd. will be in Phase 1 and the units further south will be in Phase 2. He said the two entrances from Twyckenham Blvd. will be part of the initial phase.

Jerry Reynolds thanked Elizabeth Bentz Williams for the considerable extra time and effort she spent working with the City of Lafayette and the Area Plan staff on the project.

The Commission voted by ballot 11-Yes to 0-No to recommend approval to the Lafayette City Council for **Z-2764 REDWOOD ACQUISITIONS, LLC – ELIZABETH BENTZ WILLIAMS (REDWOOD APARTMENTS PD) (R3/GB to PDRS)**

Sallie Fahey said the Lafayette City Council meets Monday July 1, 2019 at Lafayette City Hall at 20 N. 6<sup>th</sup> Street at 6:30 pm.

2. **Z-2765 BROWNING INVESTMENTS / JC HART – ADAM CHAVERS (CONTINUUM PD) (OR to PDMX):**

Petitioner is requesting rezoning for a mixed-use building on a single lot containing a total of 249 apartment units, 14,800 square feet of ground floor retail, and a 354-space internal parking garage. The property is located on the southwest corner of State Street and the recently dedicated Foundry Drive just east of Squirrel Park in West Lafayette, Wabash 24 (NW) 23-5.

Gary Schroeder moved to hear and vote on **Z-2765 BROWNING INVESTMENTS / JC HART – ADAM CHAVERS (CONTINUUM PD) (OR to PDMX)**. Greg Jones seconded.

Ryan O'Gara presented the zoning map, site plan, and aerial photos. Ryan said this proposal is in the Discovery Park district. He said the request is for PDMX zoning for a mixed-use building. Ryan said the building will be 4-stories with a 5-story, 354 space internal parking garage located in the center. He said there will be 249 apartment units, 166 units will be one-bedroom and 83 units will be two-bedroom. There will be 14,800 square feet of commercial space on the ground floor. Ryan said the US 231 Corridor rezoned established OR and R3W zoning in the area and there is a mix of OR and I2 zoning on the west side of US 231. Ryan said to the east the Convergence office building, zoned PDRS is currently under construction and farther east the Aspire project, zoned PDMX is nearing completion. Ryan said the Discovery Park area is meant to create an urban street grid and Purdue Research Foundation is establishing rights-of-way for and building two new public streets. One will be an extension of McCutcheon Drive south of State Street on the west side of the project. The other will be an extension of District Blvd. from Foundry Drive to McCutcheon Drive on the south side of the project. Ryan said each PD project has chipped in on the streets and this project will also. Ryan said this project will leave a remnant near Squirrel Park which will allow it to be enlarged. Ryan said an alternative site plan was submitted as part of the package in the event of market shifts that may cause the developer to adjust the amount of residential versus retail space. Ryan said Discovery Park is replacing married student housing with an urban mid-rise environment that will have an amazing mix of uses. Ryan said the ground level

residential units will have front doors opening to the street. He said the project is not meant to be student oriented, but it is designed for the housing needs of employees and visitors of Discovery Park, with some of the units serving as transient guest rentals. Ryan said staff is pleased with the project and recommends approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. FAA Determination shall be submitted with the Final Detailed Plans;
6. Final landscape plan and plant schedule approved by the West Lafayette Greenspace Administrator;
7. Street name and addressing applications shall be made with APC prior to the submission of the Final Detailed Plans.

Joseph Bumbleburg, Ball Egleston, PC, 201 Main Street, Suite 810, Lafayette, IN 47901, attorney for the petitioner, said there is not much he can add that Ryan O’Gara has not already said. Joe said the Browning people, the Hart people, the Purdue Research Foundation people, and the Schneider Corporation people have been a first-class team to work with on this project. He said this planned development really complies with the whole Discovery Park plan. He said the coordination with the Redevelopment Commission of the City of West Lafayette has been super on this project. Joe said this planned development creates a new live, work and play urban neighborhood. He said the area could not do any better than that, and he urged the Commission to approve this rezone request.

The Commission voted by ballot 11-Yes to 0-No to recommend approval to the West Lafayette City Council of **Z-2765 BROWNING INVESTMENTS / JC HART – ADAM CHAVERS (CONTINUUM PD) (OR to PDMX)**.

Sallie Fahey said the West Lafayette City Council meets Monday July 1, 2019 at the Temporary West Lafayette City Hall at 1200 N. Salisbury Street at 6:30 pm.

3. **Z-2768 TECSPAN CONCRETE STRUCTURES, LLC (R1 to I3):**

Petitioner is requesting rezoning a portion of 2149 Wabash Avenue, more specifically, 3.94 acres located between Powder House Lane and South Beck Lane, north of Walker Lane in Lafayette, Fairfield 31 (NE) 23-4. With commitment.

Gary Schroeder moved to hear and vote on **Z-2768 TECSPAN CONCRETE STRUCTURES, LLC (R1 to I3) with commitment.** Greg Jones seconded.

Ryan O’Gara presented the zoning map, site plan, and aerial photos. Ryan said this is a 3.94-acre site on the southwest side of Lafayette. He said the area is a mix of R1, R2, and R3 residential zoning, some GB commercial zoning, and some I3 heavy Industrial zoning. Ryan said the site is at the end of Powder House Lane and is part of the larger 23.41-acre site that the petitioner’s business is located on. Ryan said the purpose of this petition is to legitimize the non-conforming use of this property. Ryan said city utilities are available for the site and a Type C 30-ft. wide bufferyard would be required where I3 and R1 zoning abut. Ryan said variances have been filed to be heard by the Lafayette Division of the Board of Zoning Appeals. Ryan said a 5-lot major industrial subdivision is part of this package and will be coming soon. Ryan said a commitment has also been filed to give some guarantees to the city to restrict allowed land uses such as refuse systems, trash transfer stations, junk yards, crematories, billboards, and auto repair shops. Ryan said staff is recommending approval of both the rezone and the commitment.

Daniel Teder, Reiling Teder & Schrier, LLC, 250 Main Street, Suite 601, Lafayette, IN 47901, attorney for the petitioner, said Mark Olson, the petitioner's representative is present and will respond to any questions. He said Clem Kuns, TBIRD Design Services Corporation, is also here to answer any questions. Daniel said Mark Olson is the architect for the overall project. Daniel said he wanted to talk about two things tonight. First, he wanted to talk about the housekeeping to clean up the small area of the rezone request. He said he also wanted to talk about the larger area because what is going to happen there is amazing. Daniel said petitioner is requesting a rezone from R1 to I3 for the nearly 4-acre tract on the north side of Walker Lane. He said there will not be access to the site from Walker Lane or Powder House Lane. He said the access will be from Wabash Avenue. Daniel said the commitment lists unfavorable Industrial uses that will not be allowed on the property. He said the site has been used as an I3 site for over 60 years and petitioner is requesting the rezone to legitimize the long-standing, non-conforming use. He said this area will be used only for storage. Daniel said he wanted to talk about the overall site known as 2149 Wabash Avenue which includes the 3.94-acre rezone site. He said a 16,000 square ft. building will be constructed on the southwest corner of the site costing between \$3-5 million. He said there will also be a sound wall with landscaping in front of it. He said there will be a concrete batch plant constructed on the north side of the site at a cost of about \$2 million and it will bring in about 16 employees. He said there will be a large amount of green space along Wabash Avenue and a 10-ft high sound wall with landscaping will be constructed adjacent to residential zones reducing the required 30-ft setback to 10-ft. Daniel said a variance for the setback reduction has been filed with the city. He said the sound wall will make the site look nicer and give more protection to the homeowners. Daniel said he concurs with staff's recommendation and asked for the Commission's approval of the commitment and favorable recommendation for the rezone request.

The Commission voted by ballot 11-Yes to 0-No to approve the commitment for **Z-2768 TECSPAN CONCRETE STRUCTURES, LLC (R1 to I3)**.

The Commission voted by ballot 11-Yes to 0-No to recommend approval to the Lafayette City Council for **Z-2768 TECSPAN CONCRETE STRUCTURES, LLC (R1 to I3)** with commitment.

Sallie Fahey said the Lafayette City Council meets Monday July 1, 2019 at Lafayette City Hall at 20 N. 6<sup>th</sup> Street at 6:30 pm.

## **V. ADMINISTRATIVE MATTERS**

None

## **VI. APPROVAL OF THE JULY EXECUTIVE COMMITTEE AGENDA**

There are no new subdivision requests this month.

## **VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals**

Gary Schroeder moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variances, prohibited from consideration by ordinance and statute:  
**BZA-2016 PURDUE RESEARCH FOUNDATION**

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

## **VIII. DIRECTOR'S REPORT**

Sallie Fahey presented the Director's Report for June 2019. Sallie said Kathy Lind has been out sick all week and she has not had a chance to finalize the Building Permits Summary. Sallie said the Building Permits Summary will be included in next month's Director's Report. Sallie spoke about the meeting she, Tom Murtaugh, and Ryan O'Gara had with Purdue Research Foundation the day before. Sallie said PRF agreed that they need to keep the Area Plan Commission better informed about changes made to the master plans for their planned developments. Sallie said it was a worthwhile meeting and they learned a lot about what will happen at the Aerospace Park with the Saab plant coming in and the infrastructure that will be needed for that project.

Tom Murtaugh said the meeting was very productive and the most important thing that came out of it was that there will now be regularly scheduled meetings held with Purdue Research Foundation to review future developments and to keep all parties updated.

Sallie Fahey said the other thing she wanted to report was that there were 50 applicants for the Meetings Secretary position. Sallie said she had selected four of the applicants for interviews and she has offered the position to one of those four people. She said she has not heard back from that person yet, but the applicant had indicated earlier that she would be very likely to accept the position if it were offered to her. Sallie said her credentials include a bachelor's degree from Purdue University in Technical Writing and a minor in Communications. Sallie said she would send the Commission an email when she receives a definite answer. Sallie said if for some reason this applicant would not accept, she felt that at least two of the other three applicants she had interviewed would be suitable for the position.

#### **IX. CITIZENS' COMMENTS AND GRIEVANCES**

None

#### **X. ADJOURNMENT**

Gary Schroeder moved to adjourn.

The meeting adjourned at 7:03 p.m.

Respectfully Submitted,

*Diana E. Trader*

Diana E. Trader  
Acting Recording Secretary

Reviewed By,

*Sallie Dull Fahey*

Sallie Fahey  
Executive Director