

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

DATE.....September 18, 2019  
TIME.....6:00 P.M.  
PLACE..... County Office Bldg.  
20 N. 3<sup>rd</sup> Street  
Lafayette, IN 47901

**MEMBERS PRESENT**

Roland Winger  
Diana Luper  
Larry Leverenz  
Michelle Long  
Tracy Brown  
Tom Murtaugh  
Gary Schroeder  
Jackson Bogan  
Vicki Pearl  
Lisa Dillum  
Perry Brown  
Dr. Carl Griffin  
Gerry Keen  
Greg Jones  
Tyrone Taylor  
Jake Gray

**MEMBERS ABSENT**

Jerry Reynolds

**STAFF PRESENT**

Sallie Fahey  
Ryan O’Gara  
Chyna Lynch  
Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 18th day of September 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.

**CONTINUED CASES**

Sallie Fahey said there are two cases to be continued: **S-4869 THE GROTTO SUBDIVISION (major-preliminary)**. The petitioner has requested a continuance to apply for a subdivision variance regarding required improvements to North River Road. **Z-2775 ALAN WHITE (A to NB)** at petitioner’s request to amend the commitment. Both will be continued to the October 16<sup>th</sup>, 2019 meeting.

**II. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the August 21, 2019 meeting. Greg Jones seconded, and the minutes were approved by unanimous voice vote.

**III. NEW BUSINESS**

**A. FINAL DETAIL PLANS**

**APC Resolution PD 19-04: Final Detail Plans for Browning Investments LLC/JC Hart (Continuum PD) Z-2765.**

Gary Schroeder moved to hear and approve APC Resolution PD 19-04: Final Detail Plans for Browning Investments LLC/JC Hart (Continuum PD) Z-2765. Greg Jones seconded.

Ryan O’Gara presented the final detailed plans. He said this is the third of four Discovery Park projects that have been approved. This project will create an extension of McCormick Road and Foundry Drive is being constructed with the Convergence planned development to the east. This will also create an extension of the new District Boulevard to the south. Continuum is a full block project with 249 apartment units, a 354-space parking garage in the middle and nearly 15,000 square feet of retail. The final design is nearly identical to the preliminary plan. The final detail plans include the construction plans and final plat, bonding is being requested. Staff is recommending approval.

Michael Wylie, 1330 Win Hentschel Boulevard, Suite 260, West Lafayette, IN 47906, representative for petitioner, thanked APC staff and City of West Lafayette staff for their help with the project. He requested approval and thanked the Commission.

The Area Plan Commission voted by ballot 16-Yes to 0-No to approve **APC RESOLUTION PD 19-04: Final Detail Plans for Browning Investments LLC/JC Hart (Continuum PD) Z-2765.**

#### 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 **S-4869 THE GROTTO SUBDIVISION (major-preliminary) and Z-2775 ALAN WHITE (A to NB)** be continued to the October 16<sup>th</sup> APC meeting at petitioner’s request. Greg Jones seconded and the motion passed by unanimous voice vote.

##### A. SUBDIVISIONS

1. **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary):** Petitioner is seeking primary approval for a research park with one lot and two large blocks (including one outlot) on 162.39 acres, located on the south side of Newman Road, bordering the west side of the KB & S railroad, in Wabash 23 (SE) 23-5. CONTINUED FROM THE AUGUST 21<sup>ST</sup> APC MEETING. FIRST CONTINUANCE.

Gary Schroeder moved to hear and vote on **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary).** Greg Jones seconded.

Sallie Fahey presented the zoning map, plat, and aerial photos. She said the site is just west of US 231 and south of Newman Road. Allison Road is intended to be partially relocated and likely to be renamed. There is flood plain associated with Todd’s Creek which runs through the center of the property. To the north, there is Office Research zoning and I2 zoning to the south. The southern part of the subdivision

borders the Purdue Airport near Zucrow Laboratories. Allison Road will be realigned to create a real intersection with the road on the north side of Newman Road. There is a project to take out the narrow viaduct that the KB&S railroad runs over as it is too narrow to handle the potential materials in and out of the Aerospace Park. There are easements for two storm detention ponds as well as an outlot for a sewer lift station. Two blocks within this district, Block A and Block B, will be subdivided and developed in the future. This site is currently being developed; the infrastructure, the Allison Road relocation, the proposed cul-de-sac, and the proposed site for the Saab facility are all being created. There are subdivision variance requests. Variance #1 is to end Allison Road without a permanent turnaround. Variance #2 is to have pavement width of 32 feet rather the 34 foot per USO. Variance #3 is to have a longer cul-de-sac length of 985 feet rather than the 800 feet maximum per USO. Variance #4 is to have a 10-foot multipurpose trail rather than a 5-foot sidewalk on each side.

Tom Murtaugh asked if West Lafayette had weighed in on the variance requests.

Sallie Fahey said the Board of Public Works and Safety voted on August 13<sup>th</sup>, 2019 to recommend approval for all four of the variances. The petitioner has applied for the street name and the renaming for Allison Road. Once it has been vetted by 911 and the Post Office, the recommendation will be sent to the West Lafayette Board of Public Works and Safety. They will have the final say in renaming a street. This process should be done so the new street name will appear on the final plat. Petitioner is requesting permission to bond. She said staff is recommending primary approval contingent on the following:

#### Variances

1. A variance to waive the required turnaround at the south end of the "T" intersection of the two new proposed streets. (USO Section 5.31-h-ii)
2. A variance to reduce the required pavement width of 34-ft to 32-ft (measured from back of curb to back of curb) for both new streets. (USO Section 5.3-2-a)
3. A variance to permit a cul-de-sac length of approximately 985-ft for the new east-west street, instead of the maximum of 800-ft. (USO Section 5.3-2-a)
4. A variance to permit a 10-ft wide multiuse path on one side of each new street, instead of the required 4-ft (5-ft required by ADA) wide sidewalk on both sides of each street. (USO Section 5.7-1-a)

#### B. Conditions

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

1. Any proposed street names shall be reviewed and accepted by the Post Office, 911 and Area Plan Commission staff.
2. IDNR approval of the Todd's Creek street crossing.
3. The street, sanitary sewer and drainage plans shall be approved by the West Lafayette City Engineer.
4. Indiana-American Water Company, Inc. shall approve the water plans.
5. The fire hydrants shall be approved by the West Lafayette 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.
6. 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:

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. All required building setbacks shall be platted.
10. The West Lafayette corporation line shall be labeled.
11. The Regulatory Flood Elevation and Boundary for the Todd's Creek 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.

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

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

Nathan Winslow, 9025 River Road, Suite 200, Indianapolis, IN 46240, representative for petitioner, said Sallie did an excellent job at introducing the project. He said they are looking to realign and reconstruct Allison Road to provide better alignment with Benton Drive to the north and provide more utility services to the forthcoming Saab site. The lift station is being designed to service the entire park. He said they have been coordinating with all the utility departments. He thanked the Commission.

Roland Winger asked what the reasoning is behind the 32-foot pavement.

Nathan Winslow said there are a few reasons for the decrease to 32-foot pavement. He said a wider pavement is more conducive for on-street parking but, in this urban environment there will not be any on-street parking. A pavement that is wider than it needs to be will also increase speeds so narrowing it down will slow speeds. He said they have received feedback to decrease the pavement further. However, the truck traffic that may come from the Saab site may cause issues if the pavement were decreased further.

The Commission voted by ballot 16-Yes to 0-No to approve **VARIANCE #1** for **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary).**

The Commission voted by ballot 16-Yes to 0-No to approve **VARIANCE #2** for **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary).**

The Commission voted by ballot 16-Yes to 0-No to approve **VARIANCE #3** for **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary).**

The Commission voted by ballot 16-Yes to 0-No to approve **VARIANCE #4** for **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary).**

The Commission voted by ballot 16-Yes to 0-No for conditional primary approval of **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary).**

The Commission voted by ballot 16-Yes to 0-No to permit bonding for **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary).**

**2. S-4868 CASCADA BUSINESS PARK, PHASE 2, SECTION 3, PART 1 – REPLAT OF LOT 29A (minor-sketch):**

Petitioner is seeking primary approval to replat one commercial lot into two, on 7.782 acres, located on the west side of Park East Boulevard, just north of McCarty Lane, in Lafayette Fairfield 25 (SW) 23-4.

Gary Schroeder moved to hear and vote on **S-4868 CASCADA BUSINESS PARK, PHASE 2, SECTION 3, PART 1 – REPLAT OF LOT 29A (minor-sketch)**. Greg Jones seconded.

Sallie Fahey presented the zoning map, aerial photos and preliminary plat. She said the site is located on the west side of Park East Boulevard north of McCarty Lane. This request is a replat of a replat. This is lot 29A which was created from a larger lot. The only thing unusual about this is that there will now be lots 29A-1 and 29A-2 in the final plat. It is zoned General Business with both lots fronting Park East Boulevard. It is a minor subdivision because all the public improvements have been installed and accepted for maintenance. She said staff recommends primary approval contingent on the following:

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 shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.

Nathan Althouse, 948 Connor Street, Noblesville, IN 46060, representative for petitioner, said the south 4.66-acre lot is slated for a VA hospital. The north lot is not slated yet. The engineers are currently working on the actual layout design for the entrance location. He said to get the process moving for the VA to get a closing date, they are seeking approval for the sketch plan. He thanked the Commission.

The Committee voted by ballot 16 yes to 0 no to grant conditional primary approval for **S-4868 CASCADA BUSINESS PARK, PHASE 2, SECTION 3, PART 1 – REPLAT OF LOT 29A (minor-sketch)**.

**V. ADMINISTRATIVE MATTERS**

None.

**VI. APPROVAL OF THE MAY EXECUTIVE COMMITTEE AGENDA**

No new cases filed.

**VII. DETERMINATION OF VARIANCES – AREA BOARD OF ZONING APPEALS**

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

**BZA-2025 JOAN KLEMME.**

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

**VIII. DIRECTOR'S REPORT**

Sallie Fahey said she said she did not have anything to add to the report sent out unless anyone had any questions.

**IX. CITIZEN COMMENT AND GRIEVANCES**

None.

**X. ADJOURNMENT**

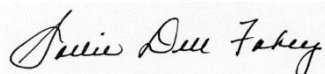
Gary Schroeder moved to adjourn. Greg Jones seconded and the motion carried by voice vote.

The meeting adjourned at 6:25 PM.

Respectfully Submitted,

Chyna Lynch  
Recording Secretary

Reviewed By,

A handwritten signature in cursive script that reads "Sallie Dull Fahey". The signature is written in black ink on a light-colored background.

Sallie Fahey  
Executive Director