

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

DATE.....October 16, 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  
Greg Jones  
Jerry Reynolds  
Jake Gray

**MEMBERS ABSENT**

Tyrone Taylor  
Gerry Keen

**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 16th day of October 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 is one case to be continued: **Z-2776 TAMMY APPELBAUM (GB to AW)**. The petitioner has requested a continuance to the November 20, 2019 meeting. All other cases are ready to be heard.

**II. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the September 18, 2019 meeting. Greg Jones seconded, and the minutes were approved by unanimous voice vote.

**III. NEW BUSINESS**

**A. BYLAW RESOLUTION**

**Bylaw Resolution 2019-02:** A minor change for the purpose of clarification, to the Notice to Interested Parties form for subdivision requests.

Gary Schroeder moved to hear and approve Bylaw Resolution 2019-02: A minor change for the purpose of clarification, to the Notice to Interested Parties form for subdivision requests. Greg Jones seconded.

Sallie Fahey said this is simple Bylaw amendment. There is a phrase in the Notice to Interested Parties for minor and major subdivisions that is confusing to citizens. The sentence has read in the past “the land in this subdivision request is already appropriately zoned for the intended use” followed by a parenthetical phrase “houses, or apartments, or businesses”. It is confusing in that people think that those are all possible in the subdivision they are getting notice of. Staff is asking that only the parenthetical phrase come out to eliminate the confusion.

The Area Plan Commission voted by ballot 15-Yes to 0-No to approve **Bylaw Resolution 2019-02: A minor change for the purpose of clarification, to the Notice to Interested Parties form for subdivision requests.**

#### 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-2776 TAMMY APPELBAUM (GB to AW)** be continued to the November 20<sup>th</sup>, 2019 APC meeting at petitioner’s request. Greg Jones seconded and the motion passed by unanimous voice vote.

#### A. SUBDIVISIONS

##### **S-4869 THE GROTTO SUBDIVISION (major-preliminary):**

Petitioner is seeking primary approval for a 2-lot subdivision on 4.21 acres (plus one outlot), located on the west side of North River Road, approximately 0.6 miles north of the Happy Hollow intersection, in Wabash 17 (NW) 23-4.

Gary Schroeder moved to hear and vote on **S-4869 THE GROTTO SUBDIVISION (major-preliminary).** Greg Jones seconded.

Sallie Fahey presented the zoning map, plat, and aerial photos. This is the former home of the Merou Grotto building that has been demolished. The new owner wants to develop a two-lot residential subdivision. The site is on 4.21 acres on the west side of North River Road with small parts that abut Happy Hollow Road. The property crosses North River Road creating a riverside outlot, Outlot A.. Outlot B is a 20’ strip of land that will be used for water access to the two lots being created. There is a 5’ strip of property that may be wide enough to extend water to the second lot. Petitioner is dedicating the 70-foot width for North River Road which will create the separation for Outlot A. It is the intent of the Wabash River Enhancement Corporation to purchase Outlot A for the Wabash Heritage Trail. Staff is asking that Outlot A be reserved for a period of 5 years per the subdivision ordinance to allow that purchase to occur. WREC anticipates purchasing it in 2020. Water is directly available from Happy Hollow, so waterlines can come from the 20-foot easement to serve the two lots. Sewer is slightly more problematic; there is sewer nearby, but it may be necessary to extend the sewer main which is why this is a major subdivision. If sewer was extended, each lot would have its own lateral. If it does not have to be extended, the developer is proposing alternatively that one bore be made under North River Road for a lateral that would branch and serve both

lots. There is also a 100' setback that is a requirement because North River Road is part of the official Scenic Byway. There is some floodplain on the west side of the road which will need to be delineated on the final plat and construction plans. The requirements of the zoning ordinance can be met. Because this a major subdivision, it is required that pavement be improved on North River Road. Petitioners have asked for a variance not to do that. The request for variance went before the Board of County Commissioners which has recommended approval. Staff is recommending conditional primary approval, contingent on the following:

A. Variances

1. A variance to waive the required half width pavement improvements to the North River Road frontage. (USO Section 5.3-3-b)

B. Conditions

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

1. If required, sanitary sewer plans shall be approved by the West Lafayette City Engineer.
2. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #201127-CM.

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

3. Except for the approved driveway entrance, a "No Vehicular Access" statement shall be platted along the west North River Road right-of-way line.
4. 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.
5. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
6. All required building setbacks shall be platted.
7. The West Lafayette corporation line shall be labeled.
8. The Regulatory Flood Elevation and Boundary for the Wabash River Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
9. The street addresses and County Auditor's Key Number shall be shown.

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

10. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
11. It shall be noted that Outlot A is to be reserved for purchase by the Wabash River Enhancement Corporation for a period of 5 years as specified in USO Section 5.9.
12. The purpose, ownership and maintenance of Outlot B shall be specified.

Kyle Betz, 625 South Earl, Lafayette, IN 47904, representative of petitioner, said they have reviewed staff comments and have no objections. He said he would be happy to answer any questions. He asked on behalf of the petitioner to request permission to bond.

Nick Delgass, 1800 Happy Hollow Road, West Lafayette, IN 47906, said he lives just above the site. He is concerned that if the developer goes up for the hook up to sewer, the slope may be too delicate. He said his fall to the sewer is small and he assumes no one is pumping water up to the sewer level. He is hoping the developer will pay close attention to this issue. He said the hillside is all clay and he wanted to be sure that it remains stable.

Carl Griffin asked if the 100-foot building line was from the center line or from the 70-foot width.

Sallie Fahey said the building line is from the edge of the right-of-way. It is just behind where the Grotto building used to sit.

Carl Griffin clarified for Mr. Delgass that the sewer is coming down to North River Road not up to Happy Hollow.

Sallie Fahey said water will be coming down from Happy Hallow to serve the lots.

The Commission voted by ballot 15-Yes to 0-No to approve **VARIANCE #1** for **S-4869 THE GROTTO SUBDIVISION (major-preliminary)**.

The Commission voted by ballot 15-Yes to 0-No for conditional primary approval of **S-4869 THE GROTTO SUBDIVISION (major-preliminary)**.

The Commission voted by ballot 15-Yes to 0-No to permit bonding for **S-4869 THE GROTTO SUBDIVISION (major-preliminary)**.

**S-4872 ROSE BUSINESS PARK (major-preliminary):**

Petitioner is seeking primary approval for 6 industrial lots on 29.917 acres, located at the northwest corner of Old CR 350 S and CR 500 E, in Wea 12 (NE) 22-4.

Gary Schroeder moved to hear and vote on **S-4872 ROSE BUSINESS PARK (major-preliminary)**. Greg Jones seconded.

Sallie Fahey presented the zoning map, plat, and aerial photos. She said the property is located on the north side of Old CR 350 S and the west side of CR 500 E. It is east of US 52 and southeast of Veteran's Memorial Parkway. It is zoned I3 as are many of the surrounding properties. The request is for six industrial lots on about 30 acres. The intent is to put in a new public road which will be a cul-de-sac off CR 350 and a private easement that will allow access to the two lots on the east side. There will be required No Vehicular Access along CR 350 except where the driveway is located. There are some changes that need to be made based on the County Highway review relating to the radii on the entrance returns and into the cul-de-sac. There is a wetlands engineering report that has been completed. Lot 6 contains much of the wetland. Staff is asking the report to be filed with construction plans. The advantage to this being a non-residential subdivision is that the line between two of the lots can be relocated between now and the final plat. It is possible that either the report will clarify the extent of the wetlands or the lot line can be moved, which is up to the petitioner. Sanitary sewer and water will be extended from Lafayette mains which are all on Old CR 350 S. The new mains will run parallel along each side of the cul-de-sac. Drainage will be discharged into the Elliot Ditch. Petitioner has requested to bond and staff is recommending conditional primary approval contingent on the following:

1. In the construction plans and on the final plat the approved street name Renissa Court shall be used to label the new cul-de-sac.

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

2. The street plans shall be approved by the County Highway Department.
3. A copy of the wetlands engineering report shall be submitted.
4. The sanitary sewer and water plans shall be approved by the Lafayette City Engineer.
5. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department.

6. 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.
7. The County Drainage Board shall approve the drainage plans.
8. 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:

9. Except for the approved entrance on Old CR 350 S, a "No Vehicular Access" statement shall be platted along the Old CR 350 S and CR 500 E right-of-way lines.
10. 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.
11. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
12. All required building setbacks shall be platted.
13. The Lafayette city corporation line shall be labeled.
14. The street addresses and County Auditor's Key Number shall be shown.

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

15. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners

Daniel Teder, PO Box 280, Lafayette, IN 47902, representative of the petitioner, said staff indicated petitioner is bonding for 6 commercial lots. He said they concur with the staff report and recommendation.

Tom Murtaugh asked if the northeast wetland lot is likely to be detention or if they will use the regional detention.

Sallie Fahey said the site will use the Elliot Ditch.

Tom Murtaugh asked if they will fill the lot and then develop it.

Daniel Teder said they plan on going through Milestone which has a pond and then into the Elliot Ditch.

The Commission voted by ballot 15-Yes to 0-No for conditional primary approval of **S-4872 ROSE BUSINESS PARK (major-preliminary)**.

The Commission voted by ballot 15-Yes to 0-No to permit bonding for **S-4872 ROSE BUSINESS PARK (major-preliminary)**.

**S-4873 WEA RIDGE WATER TOWER SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval for a one lot subdivision on 1.743 acres located on the south side of CR 430 S, just west of CR 150 E (S. 18<sup>th</sup> Street), in Wea 16 (NW) 22-4.

Gary Schroeder moved to hear and vote on **S-4873 WEA RIDGE WATER TOWER SUBDIVISION (minor-sketch)**. Greg Jones seconded.

Sallie Fahey presented the zoning map, plat, and aerial photos. She said this is a one lot subdivision on Tippecanoe School Corporation property. The purpose of the lot is to create a new site for a Lafayette water

tower. Wea Ridge Elementary and Middle School are to the east. There is a wooded area to the south. There is no intent by the city to build any buildings at this point. She said this plat is unusual in that building setbacks must be platted in the chance that the city needs to place a building on the site in the future. The water tower itself does not require any setbacks. This is a simple subdivision; no water or sewer need to serve the site because this is for a public utility. 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 Lafayette corporation line shall be labeled.
4. The street address and County Auditor's Key Number shall be shown.
5. A note shall be included that states, "The purpose of this subdivision is a municipal water tower; no buildings are proposed"

Gene Gosewehr, 301 South Street, Suite 200, Lafayette, IN 47901, representative of the petitioner, said they agree with all the conditions for primary approval. He said the project engineer is here and they are happy to answer any questions.

Jackson Bogan asked why the setbacks are being required without a building.

Sallie Fahey said if in the future the city would want to place a building on site, setback would already be platted.

Matt Koehler, 4345 Wea Ridge Road, Lafayette IN 47909, said this water tower would be in his backyard. He is concerned how the lot will maintain being secondary retention. He said it is unclear how tall the water tower will be and if it is over 100' it could fall on his house or the school playground. He said he does not understand why the city will create a 300' road when this property will be on the access road that runs behind the two schools.

Tom Murtaugh said as a point of clarity, the County Drainage Board will be reviewing the plan when submitted.

Matt Koehler, 4345 Wea Ridge Road, Lafayette IN 47909, said his neighborhood has already been in touch with the Drainage Board. He thought the school may not want the liability of traffic on their road.

Tom Murtaugh said the school is selling the property to the city. This is a subdivision and if it meets the standards of the subdivision ordinance, it cannot be voted against.

Kathy Vernon, 4349 Wea Ridge Road, Lafayette, IN 47909, said this will pass because it meets the criteria. She said she has talked to the county surveyor and this will go before the drainage board because the neighbors all have basements that have experienced changes in drainage since the school has been constructed. She said the water tower will be 150' tall. There have been changes to the lighting ordinances because they do not want to have bright lights shining in their windows at night.

The Commission voted by ballot 15-Yes to 0-No for conditional primary approval of **S-4873 WEA RIDGE WATER TOWER SUBDIVISION (minor-sketch)**.

**S-4874 FORTUNE PARK REPLAT OF LOT 2 (minor-sketch):**

Petitioner is seeking primary approval to replat one commercial lot into two lots on 4.2 acres, located at the northeast corner of Creasy Lane and Fortune Drive, in Lafayette, Fairfield 26 (NE) 23-4.

Gary Schroeder moved to hear and vote on **S-4874 FORTUNE PARK REPLAT OF LOT 2 (minor-sketch)**.  
Greg Jones seconded.

Vickie Pearl recused herself from this case.

Sallie Fahey presented the zoning map, plat, and aerial photos. She said this is a 4.2-acre site and the current home of Star Furniture. The owner is wishing to create a second lot from this property. The entire area is zoned GB. When the use is determined for the lot, the city engineer's office will need to review the ordinance required amount of parking for the new use. There is no new access for this property because there is already a no access restriction along Creasy lane. The only access will be through the first lot into the second lot. There will need to be an access easement for the second lot. City water and sewer are in place along Creasy. 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. A "No Vehicular Access" statement shall be platted along the Creasy Lane right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. A cross-access easement on Lot 2A in favor of Lot 2B must be shown.
4. All required building setbacks shall be platted.
5. The street addresses and County Auditor's Key Number shall be shown.

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

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Kyle Betz, 625 South Earl, Lafayette, IN 47904, representative of petitioner, said they agree with Staff comments and have no issues with the proposed conditions.

The Commission voted by ballot 14-Yes to 0-No for conditional primary approval of **S-4874 FORTUNE PARK REPLAT OF LOT 2 (minor-sketch)**.

Vickie Pearl rejoined the meeting at 6:40 p.m.

## B. REZONING ACTIVITIES

**Z-2775 ALAN WHITE (A to NB):**

Petitioner is requesting rezoning of 1.51 acres located at the southwest corner of SR 26 E and CR 550 E, located in Perry 30 (NW) 23-3. *With Revised Commitment.*

Gary Schroeder moved to hear and approve **Z-2775 ALAN WHITE (A to NB)**. Greg Jones seconded.

Ryan O'Gara presented the zoning map, plat, and aerial photos. He said this petition also includes a commitment to exclude certain uses permitted by right in the NB zone. This rezone petition is similar to one attempted in 2016; APC voted against the proposal and the case was withdrawn prior to appearing before

the legislative body. The Faith Church complex is to the northeast with residential subdivisions and agricultural crops surrounding the site. The recommendation of denial from 2016 is unchanged. Sanitary, sewer and water are not currently being served. Water can be brought to the site. Because sewer is 100' to the west, an extension would have to be made to serve the site. The commitment excludes automobile uses, restaurants, grocery stores, and liquor stores. Despite the lessening of intensity, Veteran's Memorial Parkway is the eastern boundary for commercial zoning. The community changes into a rural area past that intersection. There is plenty of commercial zoning to the west of the site with vacant lots. This is an example of commercial creep; once it is in this area, it will continue to spread with pressure on the adjacent sites to go commercial. Staff is recommending denial. If approved, staff is recommending approval of the commitment.

Daniel Teder, PO Box 280, Lafayette, IN 47902, representative of the petitioner, said to the north of the site is Heritage Estates which has access from CR 550 E with no access to SR 26. Two houses are to the west and directly west of that is a building that is commercial. There is a 10-acre tract further down that is zoned agricultural that has been vacant. Zebra Landscaping is further down the road. The Faith Church complex is to the northeast with 200 to 500 cars in that area daily. East across 550 E is farm land and just south of the site are five homes. A commitment has been filed that excludes gas stations, auto repair, eating and drinking places, liquor and tobacco shops, and novelty stores. All that is left is retail and office space. Petitioner would like this space to be used for a dental or medical office which would be highly appropriate with all the schools in the area. There are 20' bufferyards in the south and in the west. There is a 60' setback off SR 26 and a 25' setback from CR 550 E. There is a traffic light at CR 550 E and SR 26. The entrance to the site would be on CR 550 E. He said he disagrees with staff in that there is not a lot of NB available in the area. This site is a small corner lot with commercial uses in the area already. Residential will not occur on this lot due to SR 26 and it being a corner lot. It is well suited for a medical or dental office. He respectfully requested favorable recommendation for the zoning and commitment.

Ryan O'Gara read 2 letters in favor from the following:

Andrew & Tracy Fristo, 5411 SR 26 E, Lafayette, IN 47905

Jay Reynolds, 104 S 550 E, Lafayette, IN 47905

Alan White 711 S 9<sup>th</sup> Street, Lafayette, IN 47905, petitioner, said the Morehouse family has owned the property since the mid-1950's. Mr. Morehouse grew up on SR 26 and still owns the 10-acre lot he grew up on. When four-lane highways are expanded, and utilities are over-sized, there will be growth and development. Land use plans that were developed years ago will have to change when you increase traffic. The family is happy to abide by the commitments. He said everyone feels all other uses would not be a good fit for the neighborhood like this. He said the vision for this area is similar to that on 18<sup>th</sup> Street and Teal with Tecumseh Dental, which is surrounded by homes. The intent with this area would be to attract insurance, medical, or dental offices.

Jeff Fassnacht 6932 E 300 N, Lafayette, IN 47905, said he owns the property to the west of the site. He said this area is all residential and there is no reason to develop anything besides residential in this area. This site could be sold as residential lots just as easy as it could be developed for commercial use. Once NB is developed in this area, it will continue down CR 550 E.

Tom Murtaugh asked which house is Mr. Fassnacht's.

Jeff Fassnacht 6932 E 300 N, Lafayette, IN 47905 said his house is the brick house to the west on the corner. He said that commercial use will cut the value of the houses near this site. This area is meant to be

residential. Zebra Landscaping has been developed as commercial use however they own more of the land and do not disturb any of the residential area. He said he does not want a business near his house that will create more traffic and light issues at night. He said that the Meijer shopping center is down the road and has multiple uses like a dental office in the center. The land around St. Elizabeth Hospital is trying to develop with medical offices as well.

Tom Murtaugh asked the staff if the ground to the east was not included in the residential rezone when the subdivision was developed south of that.

Sallie Fahey said it is unclear if that land is owned by the developer of the subdivision.

Tom Murtaugh asked what the future of that land is. It seems that it may have some future commercial use along SR 26.

Sallie Fahey said its premature to guess because this area does not have sewer or water. If a developer wanted to rezone this area residential, unless they could commit to would extend sewer and water, only an agricultural zone would be recommended. There are new residential subdivisions that border SR 26.

Tom Murtaugh said this corner does not seem to be residential. Any house that would be developed there would be on a busy intersection. The commitment does a lot to protect the residential area surrounding it. A dental or medical office makes a great neighbor because it is not operating 24/7.

Roland Winger asked if there are any permitted uses in NB, that are not detailed in the commitment, that would seem to be less appropriate for this site. A medical facility has been brought up and that is a low impact kind of business.

Ryan O'Gara said NB has a long list of uses; anything short of manufacturing and industrial uses are permitted.

Jackson Bogan asked what is to the east of the current AW land along SR 26.

Ryan O'Gara said residential units that front on SR 26 via driveway. In terms of future land use in this area, there are not homes that front on SR 26. They are in subdivisions with internal roads. Staff has a vision of consolidation of residential in this area in the future.

Tom Murtaugh said that would be ideal but, incredibly expensive to develop.

Ryan O'Gara said that is true but, it is not outside the realm of possibility. This has occurred to the north but that is not to say that will occur in this area in the next five to ten years.

Jackson Bogan said in the meantime of waiting for a large residential area to develop, this land is deemed useless.

Ryan O'Gara said it has uses; even the agricultural zone has limited business uses available.

Roland Winger asked if the church ownership of the northeast corner change thoughts on the neighborhood.

Ryan O'Gara said the church is an activity center given everything that Faith offers.

Roland Winger said there is a lot of activity that goes on there with extensive lighting and a large parking lot. It is not commercial use, but it is a populated, active corner.

Carl Griffin asked where the sewer comes into the PDRS at Bluegrass Circle.

Sallie Fahey said the sewer comes in largely from the south. The city says that the sewer available to this site is 100' to the west.

Carl Griffin asked if the sewer would run along CR 550 E.

Sallie Fahey said she would have to look at the plans. There are rural home occupations that could occur on this site like Zebra Landscaping. This site could be a good site for an assisted living facility. It is close to a church and shopping center to allow independent assisted living. This could be a type of residential.

Daniel Teder, PO Box 280, Lafayette, IN 47902, representative of the petitioner, said the house that was on site previously is no longer there. There is now a barn with an office that houses a tree trimming business with about 20 cars in the parking lot. Zebra Landscaping also runs a business while living on-site. Faith is not strictly a church; there is housing available. There are a lot of cars in and out constantly. He said he disagrees with staff; no one is going to build a single-family home on this site. He said Alan gave great examples of other medical offices near residential areas. This will not be a large subdivision as it is too costly. What the petitioner plans on doing is low impact with either medical, office, or retail uses. The uses have been narrowed down. He thanked the Commission and asked for a favorable recommendation.

The Commission voted by ballot 14-Yes to 1-No to recommend approval to the Tippecanoe County Commissioners for **Z-2775 ALAN WHITE (A to NB).**

Yes-votes

Roland Winger  
Diana Luper  
Larry Leverenz  
Michelle Long  
Tracy Brown  
Tom Murtaugh  
Gary Schroeder  
Jackson Bogan  
Vicki Pearl  
Perry Brown  
Dr. Carl Griffin  
Greg Jones  
Jerry Reynolds  
Jake Gray

No-votes

Lisa Dullum

The Commission voted 15-Yes to 0-No to approve the commitment for **Z-2775 ALAN WHITE (A to NB).**

## **V. ADMINISTRATIVE MATTERS**

Sallie Fahey said the Executive Committee and Ordinance Committee meeting for January 2020 is on January 1<sup>st</sup>, 2020. She is recommending that the Commission moved the meeting to Thursday, January 2<sup>nd</sup>, 2020. She said it is easier to have Executive Committee separated from the APC meeting.

Tom Murtaugh asked if the same officers stay in place until the January APC meeting.

Sallie Fahey said that is correct.

The Commission voted by voice vote to move the January 2020 Executive Committee and Ordinance Committee meeting to January 2<sup>nd</sup>, 2020. The motion carried by unanimous voice vote.

Sallie Fahey introduced Tim Stroshine as the Assistant Director for Transportation Planning. He will be at APC meetings. She said he was the clear preference of the Personnel Committee and has stepped into the job quite well. She said the Transportation Planner position is open and advertised internally only because she would like to promote Aria from Transportation GIS. There will then be a GIS position to fill.

Roland Winger said as chairman of the personnel process that Sallie organized, things went quite well. He said we were fortunate to have Tim on staff before this promotion. He has a master's degree from Purdue and currently securing his professional engineering license. He said Tim is qualified and looks forward to having him in this role.

Sallie Fahey said she wanted to give a preview of the story map that staff has created for our community on the APC website. The link for the story map is in the Director's Report and is also on the APC homepage. A story map is a GIS based electronic map with photographs. Staff has developed several categories to tell the community's story of the first 20 years of the millennium. The first of these categories is Public Art. The map has locations marked with a picture of the public art piece.

Tom Murtaugh asked if staff took the pictures.

Sallie Fahey said no, staff used pictures that could be found in the public domain. Staff will take pictures of the sites that do not currently have pictures on the map. Once the map is on the County's Facebook page, citizens can nominate sites that may have been left out. She continued to demonstrate how to use the story map. She said the Demographic section shows how the community has changed in the last 20 years in population, employment, and dwelling unit growth. The Section 5 shows the black and white aerial photo from 1998 and the color aerial photo from 2018 to give a comparison of the growth.

Tom Murtaugh asked who in the office put this together.

Sallie Fahey said the new GIS specialist, Daelen Ogas. Daelen presented a similar story map that she created while studying at Ball State during her interview process. Sallie said she thought this would be something we could do in our community to celebrate all the work done in the last 20 years.

There is a section on Transportation Projects that also has pictures. With the help of the Annual Listing of Projects, before and after pictures may be added to the story map as well. The New Development category is divided into further categories: Recreation, Housing Developments, Economic, Government and School Expansions. These may be moved around but, hotels are currently categorized under Recreation. There may be more before and after pictures in the Housing Development category. The Economic section includes Nanshan, GE, Rolls Royce, and the Subaru expansion. The county office building, the courthouse renovation, and community corrections are in the Government section though there are more that can be added. Staff will continue to add to this map and perfect it as time goes on. Visit Lafayette and West Lafayette may be interested in this map. There is a possibility of using this map as an app to walk around and visit the sites.

Jackson Bogan asked if there are any other communities that have created a map like this.

Sallie Fahey said she could look at the American Planning Association website regarding National Community Planning month because communities are encouraged to submit projects. She said staff will be submitting this story map. There may be other communities that have done maps similar to this.

#### VI. APPROVAL OF THE NOVEMBER EXECUTIVE COMMITTEE AGENDA

Gary Schroeder moved that the following requests for subdivision be placed on the November 6, 2019 Area Plan Commission Executive Committee agenda at petitioner's requests, placement thereon being without reference to compliance or noncompliance with the adopted subdivision ordinance:

**S-4878 Avalon Bluff Subdivision, Section 2, Replat of Lots 95-98 (minor-sketch) and; S-4879 TDS Commercial Park Subdivision, A Replat of Whiteman Subdivision Lots 1 & 2 (minor-sketch).**

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

#### VII. DETERMINATION OF VARIANCE – 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 by ordinance and statute;

**BZA-2026 Prithpal Singh Gothra and Pradip Kaur Gothra.**

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

#### VIII. DIRECTORS REPORT

Sallie Fahey said if anyone would like a printed copy of the updated West Lafayette Downtown Plan, to call or email Ryan O'Gara.

#### IX. CITIZEN'S COMMENTS AND GRIEVANCES

None.

#### X. ADJOURNMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 7:27 p.m.

Respectfully Submitted,

Chyna R. Lynch  
Recording Secretary

Reviewed By,



Sallie Fahey