

The Area Plan Commission of Tippecanoe County
County Office Building
20 N. 3rd Street
Lafayette, IN 47901
(765) 423-9242

NOTICE TO INTERESTED PARTIES

Notice is hereby given that the **Executive Committee** of the Area Plan Commission of Tippecanoe County, on the _____ day of _____, 20 ____ at **4:30 p.m.** in the COUNTY OFFICE BUILDING at 20 N. 3rd. Street, Lafayette, Indiana, will hold a public hearing on _____ SUBDIVISION
(Name of Subdivision)

The proposed subdivision involves _____ Lots on _____
acres located on _____
(Street or Road)

between _____ and _____
(Street or Road) (Street or Road)

in _____ TOWNSHIP, SECTION _____ T _____ N, R _____ W.

(Petitioner)

IMPORTANT INFORMATION FROM THE AREA PLAN COMMISSION

The land in this subdivision request is already appropriately zoned for the intended use. The owner has the right to subdivide the property provided the overall design, lot sizes, street and drainage improvements, and all other standards and conditions of the Unified Subdivision Ordinance (USO) are met. Based on Indiana Law and court rulings, the only issue that the plan commission may address is whether this proposed subdivision meets the requirements of the subdivision ordinance.

Public input is allowed at the hearing; however the plan commission can not deny the request based on concerns, for example, that the property should not be developed, it should be developed for some other use, streets should not connect with those in the next subdivision, or there is already too much traffic on the roads. Additionally, the plan commission may not impose conditions concerning style, size, or cost of homes, commercial buildings, or other structures to be built in the subdivision. If the proposed subdivision meets all the requirements of the Unified Subdivision Ordinance, the plan commission must approve the subdivision.

If you believe that the proposed subdivision is in violation of any standard of the subdivision ordinance, or there are standards not addressed in the request, please notify the Area Plan Commission staff as soon as possible or provide your information at the hearing. Storm drainage issues will be reviewed by the County Drainage Board or the applicable city engineer depending on the location of the subdivision. You may review both the proposed subdivision and the subdivision ordinance at the office of the Area Plan Commission; the subdivision ordinance is also available at this website address: www.tippecanoe.in.gov/apc