

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: January 15, 2020

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. ELECTION OF OFFICERS

II. BRIEFING SESSION

A. CONTINUED AND WITHDRAWN CASES

- Z-2776 Tammy Appelbaum (GB to AW):
Petitioner has used the two continuances permitted and is now requesting the APC grant a third continuance. If a third continuance is not granted, this case must either be heard or withdrawn. Please see the staff report for further information.

The Area Plan Commission granted a third continuance of Z-2776 TAMMY APPELBAUM (GB to AW) by unanimous voice vote. The case will be heard at the February 19, 2020 Area Plan Commission meeting.

III. APPROVAL OF MINUTES

Documents:

[APC 12.18.2019 MINUTES.PDF](#)

IV. NEW BUSINESS

A. RESOLUTION 2020-02:

A resolution determining that amendments to the Consolidated Creasy/Central Lafayette Redevelopment Plan conform to the Comprehensive Plan for Tippecanoe County.

Vote Results: 14-Yes and 0-No

Documents:

[RESOLUTION2020-02.PDF](#)

B. PUBLIC HEARING

1. COMPREHENSIVE PLAN RESOLUTION

a. RESOLUTION 2020-01 WEST LAFAYETTE DOWNTOWN PLAN:

The West Lafayette Downtown Plan generally includes the area south of the north property line of the Launch Apartments, west of the Wabash River, north of the KB & S railroad tracks, and east of Grant Street in the City of West Lafayette.

Vote Results: 13-Yes and 1-No

Documents:

[RES 2020-01 WEST LAFAYETTE DOWNTOWN PLAN.PDF](#)

2. SUBDIVISIONS

a. S-4883 WESTBAKER INDUSTRIAL SUBDIVISION (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval for a 5-lot industrial subdivision (plus one outlot) on 23.2 acres, located on the east side of Wabash Avenue / South Beck Lane, at the Old Romney Road intersection, in Lafayette, Fairfield 31 (NE) 23-4.

Continued from the December APC meeting because the Lafayette Leader failed to publish legal ads.

Vote Results:
Conditional Primary Approval 14-Yes and 0-No
Bonding 14-Yes and 0-No
Variance 14-Yes and 0-No

Documents:

[S-4883 WESTBAKER INDUSTRIAL SUBDIVISION.PDF](#)

b. S-4889 TIMBERBROOK MEADOWS SUBDIVISION, PHASE 1 (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval for a 165-lot single-family subdivision (plus one outlot) on 60.09 acres, located on the south side of CR 600 N and the east side of CR 150 W, in Wabash 25 (NE) 24-5.

Vote Results:
Conditional Primary Approval 14-Yes and 0-No
Bonding 14-Yes and 0-No

Documents:

[S-4889 TIMBERBROOK MEADOWS SUBDIVISION.PDF](#)

c. S-4890 BARRINGTON LAKES SUBDIVISION REVISED (MAJOR-

PRELIMINARY):

Petitioner is seeking primary approval to revise 29 lots and 2 outlots in two areas of the previously approved preliminary plat, totaling 17.2 acres. The subdivision is located at the northwest corner of CR 50 S and McCarty Lane, in Perry 29 (NE) 23-3.

Vote Results:

**Conditional Primary Approval 14-Yes and 0-No
Bonding 14-Yes and 0-No**

Documents:

[S-4890 BARRINGTON LAKES REVISED.PDF](#)

3. REZONING ACTIVITIES

a. **Z-2776 TAMMY APPELBAUM (GB TO AW):**

****Petitioner is requesting a *third* continuance which APC can either grant or deny.****

Petitioner is requesting rezoning of 0.721 acres located at 9036 Mill Street in the unincorporated town of Stockwell, Lauramie 9 (NW) 21-3. Continued at petitioner's request from the November 20, 2019 APC meeting. Last continuance.

The Area Plan Commission granted a third continuance of Z-2776 TAMMY APPELBAUM (GB to AW) by unanimous voice vote.
The case will be heard at the February 19, 2020 Area Plan Commission.

Documents:

[Z-2776 APPELBAUM WITH REQUEST FOR CONTINUANCE.PDF](#)

b. **Z-2779 INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP. (R1 TO R1U):**

Petitioner is requesting rezoning of three single-family houses located at 424, 426 & 430 Littleton Street, (all of them adjacent to the west from the fraternity on the northwest corner of Quincy Street and North River Road) West Lafayette, Wabash 20 (NW) 23-4. Continued from the December APC meeting because the Lafayette Leader failed to publish legal ads.

Vote Results: 14-Yes and 0-No

Documents:

[Z-2779 SIGMA ALPHA EPSILON HOUSE CORP..PDF](#)

c. **Z-2780 IRON MEN PROPERTIES OF LAFAYETTE I, LLC - JOSEPH BLAKE (ANVIL 38 PD)(GB TO PDRS):**

Petitioner is requesting rezoning for a two-phase, multi-family development totaling two, four-story apartment buildings containing a total of 307 units with up to 411 bedrooms and 218

surface parking spaces. Additional parking is being provided offsite by Ivy Tech (up to 112 spaces) via a parking agreement. The property is located on the south side of SR 38 E, just west of its intersection with Haggerty Lane in Lafayette, Wea 2 (NE) 22-4.

Vote Results: 14-Yes and 0-No

Documents:

[Z-2780 IRON MEN PROPERTIES.PDF](#)

d. **Z-2781 VALLEY OAKS HEALTH, INC. (NB TO MR):**

Petitioner is requesting rezoning of a lot located on the southwest corner of the T-intersection of Teal and S. 22nd Street, specifically, 2111 Teal Road, Lafayette, Fairfield 33 (SE) 23-4.

Vote Results: 13-Yes and 0-No

Documents:

[Z-2781 VALLEY OAKS HEALTH.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

Documents:

[02052020 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2020-01 CDOV .PDF](#)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT