

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: January 18, 2023**

**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 CASES**

The following case must be continued to the February 15th APC public hearing:

- Z-2872 The Friends of the Education Building, Inc. (R1U to R3U) must be continued due to a filing deficiency.

#### **III. NEW BUSINESS**

##### **A. APC BYLAW AMENDMENT**

###### **1. RESOLUTION 2023-01:**

Proposed changes to the APC bylaws would include changes to meeting procedures, deadlines, as well as changes to the Executive Committee responsibilities.

***Vote Results***

**16-Yes and 0-No**

Documents:

[RES 2023-01 APC BYLAWS AMENDMENT.PDF](#)

**B. PRIMARY APPROVAL EXTENSION REQUEST**

**1. ELLIOTT INDUSTRIAL PARK SUBDIVISION (S-2351):**

The subdivider, JIRO, LLC, represented by TBIRD Design Services Corp., is requesting a two-year extension of the primary approval originally granted January 17, 1996. This is the 12<sup>th</sup> request for a two-year extension and if approved will extend the approval to January 17, 2025. The preliminary plat includes 8 industrial lots on 17.446 acres and is located at the southeast corner of Brady Lane and Concord Road, Wea 3 (SE) 22-4.

**Vote Results**

**16-Yes and 0-No**

Documents:

[ELLIOTT INDUSTRIAL PARK EXTENSION REQ.PDF](#)

**IV. PUBLIC HEARING**

**A. ORDINANCE AMENDMENTS**

**1. UZO AMENDMENT #109:**

This amendment would create new standards and requirements for Agricultural Rental Halls that require a special exception.

**Vote Results**

**16-Yes and 0-No**

Documents:

[AMEND109 AG RENTAL HALLS.PDF](#)

**B. REZONING ACTIVITIES**

**1. Z-2870 AREA PLAN COMMISSION REZONE OF STOCKWELL (R3, A, GB, NB, R1, AND AA TO R1, R1B, NBU, AND GB):**

APC is requesting rezoning 17 properties within the unincorporated town of Stockwell based on recommendations made by the adopted

Stockwell Land Use Plan. All of the land in this request is within the platted portion of Stockwell, in Lauramie Sections 5 (SW), 8 (NE), & 9 (NW), 21-3.

***Vote Results***

***16-Yes and 0-No***

Documents:

[Z-2870 STOCKWELL REZONE.PDF](#)

**2. Z-2871 ZANIK CORPORATION (I3 TO GB):**

Petitioner is requesting rezoning of a single lot for a proposed urgent care, located north and east of the intersection of Veterans Memorial Parkway and Concord Road, specifically 3411 Fairfield Court, in Lafayette, Wea 10 (NE) 22-4.

***Vote Results***

***16-Yes and 0-No***

Documents:

[Z-2871 ZANIK CORPORATION.PDF](#)

**3. Z-2872 THE FRIENDS OF THE EDUCATION BUILDING, INC. (R1U TO R3U):**

***\*\*Continue this case to the February 15th APC meeting due to a filing deficiency.\*\****

Petitioner is requesting rezoning of 411 North 7<sup>th</sup> Street, the former fellowship hall and education building of First Baptist Church, for proposed apartments. The site is located on the east side of 7<sup>th</sup> Street between North and Brown Streets, within the Centennial Overlay District, in Lafayette, Fairfield 20 (SE) 23-4.

**4. Z-2873 WHISKIR, LLC (I3 TO I2):**

Petitioner is requesting rezoning of four lots and two outlots located at the northeast corner of Maple Point Drive and Concord Road, specifically, 2725 Concord Road, and 3410, 3420, and 3430 Maple Point Drive in Lafayette, Wea 3 (NE) 22-4.

***Vote Results***

**16-Yes and 0-No**

Documents:

[Z-2873 WHISKIR, LLC.PDF](#)

**V. ADMINISTRATIVE MATTERS**

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

Documents:

[02012023 EXEC AGENDA.PDF](#)

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

Documents:

[2023-01 CDOV.PDF](#)

**VIII. DIRECTOR'S REPORT**

**IX. CITIZENS' COMMENTS AND GRIEVANCES**

**X. ADJOURNMENT**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit [www.tippecanoe.in.gov/ada](http://www.tippecanoe.in.gov/ada)