

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: January 20, 2021**

**Time: 6:00pm**

**Place: County Office Building  
Tippecanoe Room  
20 North Third Street  
Lafayette, Indiana 47901**

### **AGENDA**

#### **I. PLEASE NOTE:**

*Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook at: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube at <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDZTdjurQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: [www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc).*

#### **II. ELECTION OF OFFICERS**

#### **III. BRIEFING SESSION**

##### **A. CONTINUED CASES:**

The following case must be continued to the February 3rd Executive Committee meeting due to a problem with the required public notice:

- S-4973 Covenant Subdivision (minor-sketch)

#### **IV. APPROVAL OF MINUTES**

Documents:

[APC MINUTES 12.16.2020.PDF](#)

## V. NEW BUSINESS

### A. RESOLUTION 2021-01 AMENDMENT TO THE CONSOLIDATED CREASY/CENTRAL ECONOMIC DEVELOPMENT PLAN:

A resolution determining that an amendment to the *Consolidated Creasy/Central Economic Development Plan* conforms to the *Comprehensive Plan for Tippecanoe County*, specifically adding the LUNA project, a proposed 5-story, mixed-use development on the south side of the 600 block of Main Street.

**Vote Results 16-Yes and 0-No**

Documents:

[RESOLUTION 2021-01.PDF](#)

## VI. PUBLIC HEARING

### A. ORDINANCE AMENDMENTS

#### 1. UZO AMENDMENT #99 SOLAR ENERGY SYSTEMS:

This amendment would add sections to the UZO to include requirements for solar energy systems in Chapters 1, 3,4 and Appendix L.

**Vote Results 16-Yes and 0-No**

Documents:

[AMENDMENT 99 SOLAR ENERGY SYSTEMS.PDF](#)

### B. SUBDIVISIONS

#### 1. S-4971 GATTEN SUBDIVISION (MINOR-SKETCH):

Petitioner is seeking primary approval for a four-lot subdivision on 18.694 acres (plus two parcels created through parcelization) located on the north side of Jackson Highway, specifically 4344 Jackson Highway, in Wabash 9 (SE) 23-5.

**Vote Results:  
Conditional Primary Approval 17-Yes and 0-No**

Documents:

[S-4971 GATTEN SUBDIVISION.PDF](#)

#### 2. S-4973 COVENANT SUBDIVISION (MINOR-SKETCH):

**\*\*Continue to the February 3rd Executive Committee meeting.\*\***

Petitioner is seeking primary approval for a three-lot subdivision on 1.133 acres, located on the west side of Happy Hollow Road between Chippewa Street and Knox Drive, in West Lafayette, Wabash 8 (SW) 23-4.

### C. REZONING ACTIVITIES

1. **Z-2813 SENTRY REAL ESTATE HOLDINGS, LLC (A TO GB):**

Petitioner is requesting rezoning of three tracts totaling 13 acres, for a proposed warehouse and office for electrical contracting, located on the south side of Sagamore Parkway between CR 400 W and 475 W, specifically, 4521 US 52 W, in Wabash 4 (SE) 23-5.

**\*\*Continued to the February 17, 2021 Area Plan Commission meeting to add commitment\*\***

Documents:

[Z-2813 SENTRY REAL ESTATE HOLDINGS, LLC.PDF](#)

2. **Z-2814 BETHANY RANEY (R1 TO R2):**

Petitioner is requesting rezoning of one lot located at the southeast corner of Klondike Road and E. Pine Avenue, specifically, 101 E. Pine, in Wabash 14 (NW) 23-5.

**Vote Results 17-Yes and 0-No**

Documents:

[Z-2814 BETHANY RANEY.PDF](#)

3. **Z-2815 MANOLO RENTING, LLC (I1 TO GB):**

Petitioner is requesting rezoning of 1.692 acres located on the south side of SR 38 E, specifically, the former Kyger Bakery property, located at 3829 SR 38 E, in Lafayette, Fairfield 35 (SW) 23-4.

**Vote Results 17-Yes and 0-No**

Documents:

[Z-2815 MANOLO RENTING, LLC.PDF](#)

4. **Z-2816 MICHAEL E. MOLTER (A TO RE):**

Petitioner is requesting rezoning of 25.965 acres for a proposed Rural Estate subdivision (South Tippy RE) of twelve lots (plus two lots in Molter Four minor subdivision and two parcels in P20-23 Zanik Corporation. These four lots/parcels are not included in the rezone request, but would utilize the same private street in Outlot A.) The site is located on the east side of CR 200 E, just north of CR 750 S, in Wea 34 (NW) 22-4.

**Vote Results 17-Yes and 0-No**

Documents:

[Z-2816 MOLTER RE.PDF](#)

**VII. ADMINISTRATIVE MATTERS**

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

Documents:

[02032021 EXEC AGENDA.PDF](#)

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

Documents:

[2021-01 CDOV.PDF](#)

**X. DIRECTOR'S REPORT**

**XI. CITIZENS' COMMENTS AND GRIEVANCES**

**XII. ADJOURNMENT**