

The  
AREA PLAN COMMISSION  
of Tippecanoe County

## APC Executive Committee Meeting

Date: March 1, 2023

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

### I. APPROVAL OF MINUTES

Documents:

[EXEC MINUTES 02.01.2023.PDF](#)

### II. NEW BUSINESS

### III. PUBLIC HEARING

#### A. SUBDIVISIONS

1. S-5116 MEIJER #186 SUBDIVISION, A REPLAT OF LOT 4 (MINOR-SKETCH):

**\*\*CONTINUE THIS CASE TO THE MARCH 15TH APC MEETING BECAUSE NO SIGN WAS POSTED NOR LEGAL AD PUBLISHED.\*\***

Petitioner is seeking primary approval to replat existing Lot 4 into two lots in order to permit more signage without the need of a sign variance, on a Take 5 oil change business and accessory car wash currently under construction at 2678 US 52 West, West Lafayette, Wabash 2 (NW) 23-5.

### IV. APPROVAL OF THE MARCH APC PUBLIC HEARING AGENDA

Documents:

[3 MARCH APC AGENDA.PDF](#)

**V. APPROVAL OF THE MARCH ABZA PUBLIC HEARING AGENDA**

Documents:

[3-22-2023 BZA AGENDA.PDF](#)

**VI. DETERMINATION OF VARIANCES (LAFAYETTE DIVISION OF THE ABZA)**

Documents:

[2023-3 LDOV.PDF](#)

**VII. REVIEW AND APPROVAL OF THE FEBRUARY BUDGET REPORT**

Documents:

[FEBRUARY 2023 BUDGET REPORT.PDF](#)

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

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

DATE.....February 1, 2023  
TIME.....4:30 P.M.  
PLACE..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

*This meeting was held in-person. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/TippecanoeCountyGovernment>*

**MEMBERS PRESENT**

Larry Leverenz  
Gary Schroeder  
Kathy Parker  
Jackson Bogan  
Tom Murtaugh

**MEMBERS ABSENT**

Greg Jones  
Jerry Reynolds

**STAFF PRESENT**

David Hittle  
Kathy Lind  
Ryan O’Gara  
Austin Hammerli  
Eric Burns, Attorney

Larry Leverenz called the meeting to order.

Attorney Eric Burns, called the roll to establish members present.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the January 4, 2023 meeting. Kathy Parker seconded, and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

None.

**III. PUBLIC HEARING**

None.

**IV. APPROVAL OF THE FEBRUARY APC PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following Comprehensive Plan Amendment be placed on the February 15, 2023 Area Plan Commission public hearing agenda:

**Thoroughfare Plan Resolution #23-02.**

Kathy Parker seconded, and the motion was carried by unanimous voice vote.

Gary Schroeder moved that the following subdivision petitions be placed on the February 15, 2023 Area Plan Commission public hearing agenda:

**S-5113 ADRANOS MINOR SUBDIVISION (minor sketch); and  
S-5115 52 FLATS MULTI-FAMILY SUBDIVISION (minor sketch).**

Kathy Parker seconded, and the motion was carried by unanimous voice vote.

Gary Schroeder moved that the following rezone petition be placed on the February 15, 2023 Area Plan

Commission public hearing agenda:

**Z-2874 TOMISH DEVELOPERS, LLC (PDRS & R3W to R4W).**

Kathy Parker seconded, and the motion was carried by unanimous voice vote.

**V. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA**

No new cases. There will not be a February ABZA meeting.

**VI. DETERMINATION OF VARIANCES**

**A. Lafayette Division of the Area Board of Zoning Appeals**

No new variances were filed with the Lafayette ABZA.

**VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT**

Gary Schroeder moved to hear and approve the January 2023 Budget Report as submitted. Kathy Parker seconded.

David Hittle stated he had nothing to add.

Larry Leverenz asked for questions from the Board. There were none.

Larry Leverenz asked all in favor, and the motion carried by unanimous voice vote.

**VIII. OTHER BUSINESS**

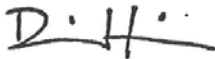
None.

**IX. ADJOURNMENT**

Gary Schroeder moved to adjourn. Meeting adjourned at 4:33 PM.

Respectfully Submitted,  
Kristina Lamb  
Recording Secretary

Reviewed By,



David Hittle  
Executive Director

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE ..... MARCH 15, 2023  
TIME ..... 7:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

**(TENTATIVE)  
AGENDA**

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS
- IV. PUBLIC HEARING
  - A. ORDINANCE AMENDMENTS

**UZO AMENDMENT #107**

This amendment would update and amend the planned development portion of the ordinance.

- B. SUBDIVISIONS

**S-5116 MEIJER #186 SUBDIVISION, A REPLAT OF LOT 4 (minor-sketch):**

Petitioner is seeking primary approval to replat existing Lot 4 into two lots in order to permit more signage without the need of a sign variance, on a Take 5 oil change business and accessory car wash currently under construction at 2678 US 52 West, West Lafayette, Wabash 2 (NW) 23-5. CONTINUED FROM THE MARCH EXECUTIVE COMMITTEE MEETING DUE TO PUBLIC NOTICE INSUFFICIENCIES. FIRST CONTINUANCE.

- C. REZONING ACTIVITIES

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

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. THIS CASE WAS CONTINUED FROM THE FEBRUARY APC MEETING AT PETITIONER'S REQUEST. FINAL CONTINUANCE.

2. **Z-2874 TOMISH DEVELOPERS, LLC (PDRS & R3W to R4W):**  
Petitioner is requesting rezoning two tracts totaling 4.212 acres (including the former Franklin Builder Associates PD, approved in 1984 but never built) located on the west side of Sagamore Pkwy, just north of its intersection with Northwestern Avenue, specifically, 2541 Neil Armstrong Drive in West Lafayette, Wabash 12 (NE) 23-5. THIS CASE WAS CONTINUED FROM THE FEBRUARY APC MEETING DUE TO THE NEWSPAPER NOT PUBLISHING THE LEGAL AD. FIRST CONTINUANCE.
3. **Z-2876 CERES SOLUTIONS COOPERATIVE, INC. (AA to I3):**  
Petitioner is requesting rezoning of 10 acres located adjacent to the west and south of 601 SR 28 W, approximately 3000' west of US 231 S near Romney, in Randolph 19 (NW) 21-4.
4. **Z-2877 DAVID KELLER (I3 to GB):**  
Petitioner is requesting rezoning of seven lots, used as one, located on the west side of N. 36<sup>th</sup> Street between Crouch Street and Coleman Court, specifically, 646 – 680 N. 36<sup>th</sup> Street and 3532 Coleman Court, in Lafayette, Fairfield 22 (SE) 23-4.
5. **Z-2878 DPD ACTIVATION PROJECT (PRF)(CBW to PDNR):**  
Petitioner is requesting rezoning of approximately 1.55 acres for a proposed single-lot, commercial planned development. A 10,000 square-foot barn building is proposed to be rebuilt on site and is planned to house a restaurant use. The property is located roughly mid-block, largely bounded by Airport Road, State Street and McCutcheon Drive, in West Lafayette, Wabash 24 (SE) 23-5.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE APRIL EXECUTIVE COMMITTEE AGENDA
- VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals
- VIII. DIRECTOR'S REPORT
- IX. CITIZENS' COMMENTS AND GRIEVANCES
- X. ADJOURNMENT

**THE  
AREA BOARD OF ZONING APPEALS  
OF TIPPECANOE COUNTY**

**NOTICE OF PUBLIC HEARING**

DATE: ..... MARCH 22, 2023  
TIME: ..... 6:00 P.M.  
PLACE: ..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

(Tentative)  
**A G E N D A**

***This meeting will be in person.***

*Links to watch the livestream can be found on the APC website at:  
[www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc)*

I. APPROVAL OF MINUTES

II. NEW BUSINESS

Discussion regarding updates to the BZA Bylaws

III. PUBLIC HEARING

1. **BZA-2096 TOMISH DEVELOPERS, LLC**

Petitioner is requesting the following variances for a proposed apartment complex in a PDRS and R3W zone (pending rezone to R4W, Z-2874):

1. To reduce the required parking standard from the minimum 352 spaces to 192 parking spaces (or 55% of the total required) (UZO 2-11-12) and
2. To increase the maximum building height from 14' (as measured from the ground to the finished floor of the uppermost level) to 32' (UZO 2-11-11).

The 4.212-acre site is located on the west side of Sagamore Pkwy, just north of its intersection with Northwestern Avenue, specifically, 2541 Neil Armstrong Drive in West Lafayette, Wabash 12 (NE) 23-5.

2. **BZA-2097 ROBERT AND JULIA KOLOUCH**

Petitioners are requesting the following variances for a proposed addition to a single-family residence in an R1 zone:

1. To increase the maximum coverage by all buildings from 30% (or 3,787 sq ft) to 33% (or 4,116 sq ft, an increase of 3% or 329 sq ft) (UZO 2-1-6) and
2. To reduce the minimum vegetative coverage from the required 40% (5,050 sq ft) to 38.9% (4,921 sq ft) (UZO 2-1-6).

The property is located at 200 E Navajo St, Lot 111 in Wabash Shores Second Addition in West Lafayette, Wabash 08 (SW) 23-4.

Continue this case to the April 26<sup>th</sup> BZA agenda at petitioner's request.

3. **BZA-2098 JOHN SCHRADER**

Petitioner is requesting a special exception to legitimize an existing special trade contracting business (SIC 17, specifically, a plumbing business) in an A zone, operating during daylight hours from March through October, and 7am to 6pm November through February, every day of the week, at 617 Perry Lane, Tippecanoe 19 (NW) 24-4.

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT



**February 23, 2023**

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**1. CASE #2023-7 DEFOUW CHEVROLET INC.**

Petitioner is requesting the following two variances to relocate an existing freestanding sign as part of a redevelopment of the company in a GB zone:

1. To increase the total signage on the sign-lot from the allowed 60 sq ft to 285.58 sq ft (UZO 4-8-5); and
  2. To decrease the required freestanding sign setback from 36' to 6.25' (the required sign setback is equal to the sign height) (UZO 4-8-6).
- on property located at 178 Sagamore Pkwy S, Lafayette, Fairfield 27 (NW) 23-4.

**2. CASE #2023-8 DEFOUW CHEVROLET INC.**

Petitioner is requesting the following two variances in order to construct a new dealership facility in a GB zone:

1. To increase the total signage on the sign-lot from the allowed 60 sq ft to 276 sq ft (UZO 4-8-5); and
  2. To decrease the required vegetative cover from 10% to 3.6% (UZO 2-17-6).
- on property located at 320 Sagamore Pkwy S, Lafayette, Fairfield 27 (NW) 23-4.

**3. CASE #2023-9 MANOLO RENTING, LLC**

Petitioner is requesting the following three variances to redevelop an abandoned property (the former Kyger Bakery) in a GB zone:

1. To reduce the required setback on the east side from the required 30' (because it is adjacent to residential zoning) to 1.5' (UZO 2-17-9);
  2. To reduce the rear setback from the required 15' to 0' (UZO 2-17-8); and
  3. To reduce the required 20' bufferyard (required because it is adjacent to residential zoning) to 0' (UZO 4-9-3-a).
- on property located at 3825 SR 38 E in Lafayette, Fairfield 35 (SW) 23-4.

**RECOMMENDATION:**

Staff advises that the above requests do not constitute a use variance.

MONTHLY BUDGET REPORT  
January 26, 2023 - February 22, 2023

ACCOUNT NUMBER AND NAME	TOTAL APPROPRIATION	ENCUMBRANCE FROM LY	MID YR/ END YR TRANSERS	TOTAL	EXPENDITURES THIS MONTH	EXPENDITURES TO DATE	APPROPRIATION BALANCE
1000-2510-11-10 Full Time Personnel	\$929,914.00			\$929,914.00	\$52,530.07	\$117,000.08	\$812,913.92
1000-2510-11-30 Part Time Personnel	\$4,000.00			\$4,000.00			\$4,000.00
<b>TOTAL PERSONAL SERVICES</b>	<b>\$933,914.00</b>			<b>\$933,914.00</b>	<b>\$52,530.07</b>	<b>\$117,000.08</b>	<b>\$816,913.92</b>
1000-2510-21-10 Office Supplies -Gen.	\$2,500.00			\$2,500.00	\$103.31	\$390.81	\$2,109.19
1000-2510-21-30 Printing & Signs for Purch	\$1,000.00			\$1,000.00			\$1,000.00
1000-2510-21-40 Minor Equipment	\$1,000.00			\$1,000.00			\$1,000.00
<b>TOTAL SUPPLIES</b>	<b>\$4,500.00</b>			<b>\$4,500.00</b>	<b>\$103.31</b>	<b>\$390.81</b>	<b>\$4,109.19</b>
1000-2510-31-10 Legal Services	\$27,600.00			\$27,600.00	\$1,304.00	\$1,664.00	\$25,936.00
1000-2510-31-70 Translator							
1000-2510-31-90 Other Professional Services	\$500.00			\$500.00			\$500.00
1000-2510-32-10 Travel Costs & Mileage	\$8,000.00			\$8,000.00	\$60.27	\$127.89	\$7,872.11
1000-2510-33-10 Published Legals	\$750.00			\$750.00	\$28.14	\$86.43	\$663.57
1000-2510-36-20 Repair Veh&Equip	\$1,500.00			\$1,500.00			\$1,500.00
1000-2510-39-10 Dues & Subscriptions	\$5,300.00			\$5,300.00	\$28.99	\$393.15	\$4,906.85
<b>TOTAL OTHER SERVICES &amp; CHARGES</b>	<b>\$43,650.00</b>			<b>\$43,650.00</b>	<b>\$1,421.40</b>	<b>\$2,271.47</b>	<b>\$41,378.53</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$48,150.00</b>			<b>\$48,150.00</b>	<b>\$1,524.71</b>	<b>\$2,662.28</b>	<b>\$45,487.72</b>
<b>TOTAL BUDGET</b>	<b>\$982,064.00</b>			<b>\$982,064.00</b>	<b>\$54,054.78</b>	<b>\$119,662.36</b>	<b>\$862,401.64</b>

Social Security	\$71,674.00
PERF Retirement	\$104,151.00
Furnished by County	
<b>TOTAL BUDGET</b>	<b>\$1,157,889.00</b>