

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee
Notice of Public Hearing

Date: August 5, 2020

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

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. 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 live-stream 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.) These links can also be found on the APC website at:

<https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

AGENDA

I. BRIEFING SESSION

A. CONTINUED CASES

1. S-4930 ELSTON ACRES MINOR SUBDIVISION (MINOR-SKETCH):

This case must be continued to the August 19th hearing because the required legal ads were not published on time.

II. APPROVAL OF MINUTES

Documents:

III. NEW BUSINESS

A. PRIMARY APPROVAL EXTENSION REQUESTS

1. **DAUGHERTY COMMERCE CENTER, PART 2 (S-3540):**

The developer, DCI Development LLC, is requesting a sixth 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of Veterans Memorial Parkway and Osborne Drive, in Lafayette, Wea 10 (NW) 22-4.

Vote Results 6-Yes and 0-No 1-Abstained

Documents:

[S-3540 EXT6 DAUGHERTY COMMERCE CENTER.PDF](#)

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-4922 BLACKER MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioners are seeking primary approval to replat four existing lots (from the original plat of Clarksville, now Clarks Hill) into two lots located on the southeast side of Main Street between Park Street and East Orange Street, Clarks Hill, Lauramie 23 (SW) 21-3.

Continued from the July 15th APC meeting because notices were not sent.

Vote Results 6-Yes and 0-No 1-Abstained

Documents:

[S-4922 BLACKER MINOR SUBDIVISION.PDF](#)

2. **S-4927 AYALA MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval for two lots on 4.726 acres located at the northwest corner of US 52 S and CR 900 S in Lauramie 3 (SE) 21-3.

Vote Results 6-Yes and 0-No 1- Abstained

Documents:

[S-4927 AYALA MINOR SUB.PDF](#)

3. **S-4928 FRANKS FIELD MINOR SUBDIVISION**

Petitioners are seeking primary approval for a two-lot replat of two existing commercial lots (Korty Korner Subdivision Lots 8-A and 8-B) on 12.99 acres, located just east of S. Creasy Lane and just south of South Street, in Lafayette, Fairfield 26 (NE) 23-4.

Vote Results for Conditional Primary Approval:

6-Yes and 0-No 1-Abstained

Documents:

[S-4928 FRANKS FIELD MINOR SUB.PDF](#)

4. S-4929 NORFLEET COMMERCIAL SUBDIVISION, PART 3, A REPLAT OF PARTS 1 & 2 (MINOR SKETCH):

Petitioner is seeking primary approval to replat 2 existing industrial lots into 3 lots (plus one outlot) on 11.677 acres, located on the north side of Brady Lane, between Concord Road and Sagamore Parkway, in Lafayette, Wea 3 (NE) 22-4.

Vote Results 6-Yes and 0-No 1-Abstained

Documents:

[S-4929 NORFLEET COMMERCIAL SUB.PDF](#)

5. S-4930 ELSTON ACRES MINOR SUBDIVISION (MINOR-SKETCH):

*****CONTINUE TO THE AUGUST 19TH APC HEARING*****

Petitioner is seeking primary approval for two lots on 0.686 acres, located at the northwest corner of Old Romney Road and Elston Road, in Lafayette, Fairfield 31 (SE) 23-4.

Documents:

[S-4930 ELSTON ACRES MINOR SUB.PDF](#)

V. APPROVAL OF THE AUGUST APC PUBLIC HEARING AGENDA

Documents:

[2020-8 APC AGENDA.PDF](#)

VI. APPROVAL OF THE AUGUST ABZA PUBLIC HEARING AGENDA

Documents:

[08-26-20 BZA AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - LAFAYETTE DIVISION OF THE ABZA

Documents:

[2020-08 LDOV.PDF](#)

VIII. REVIEW AND APPROVAL OF THE JULY BUDGET REPORT

Documents:

IX. OTHER BUSINESS

X. ADJOURNMENT

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

DATE.....July 1, 2020
TIME.....4:30 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

Due to the public health emergency, the meeting was held virtually. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>

MEMBERS PRESENT

Jackson Bogan
Carl Griffin
Jerry Reynolds
Larry Leverenz
Gary Schroeder
Greg Jones

MEMBERS ABSENT

Tom Murtaugh

STAFF PRESENT

Sallie Fahey
Don Lamb
Kathy Lind
Chyna Lynch
Zach Williams, Atty.

President Jackson Bogan called the meeting to order.

Attorney, Zach Williams, called the roll to establish members present.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the June 3rd, 2020 meeting. Carl Griffin seconded and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

FINAL DETAILED PLANS RESOLUTION PD-20-05: IRON MEN PROPERTIES OF LAFAYETTE I, LLC (Anvil 38 PD) Z-2780:

Final Detailed Plans for the Anvil 38 Planned Development. The approved preliminary plans allow for the construction of two multi-family buildings containing a total of 307 units. The property is located off the south side of SR 38 E just north of its intersection with Haggerty Lane in Lafayette, Wea 2 (NW) 22-4.

Gary Schroeder moved to hear and approve **FINAL DETAILED PLANS RESOLUTION PD-20-05: IRON MEN PROPERTIES OF LAFAYETTE I, LLC (Anvil 38 PD) Z-2780.** Carl Griffin seconded.

Ryan O’Gara presented the final detailed plans. He said this project was recommended for approval by the APC in January 2020 and approved by the City of Lafayette Common Council in February 2020. This site is located near the Ivy Tech campus and the new YMCA facility. The approved preliminary plans allow for 307 units, related parking and landscaping areas. The Final Detailed Plans consisting of Construction Plans and Final Plat meet all conditions required. Bonding is being requested.

Jackson Bogan asked if the petitioner wanted to make a presentation or if there were any documents that needed to be shared through GoToMeeting.

Joseph Blake, PO Box 5965, Lafayette, IN 47903, petitioner, thanked staff for their help with this project. He said this is their first project in Lafayette and appreciated the help from everyone involved.

Jackson Bogan asked if any citizen comments had been received.

Ryan O'Gara said no comments have been received.

The committee paused for 30 seconds for citizen comments. No further comments were received.

Zach Williams conducted a vote by roll call. The motion was approved 6 yes to 0 no.

Yes-Votes

Jackson Bogan
Carl Griffin
Greg Jones
Larry Leverenz
Gary Schroeder
Jerry Reynolds

No-Votes

III. PUBLIC HEARING

None.

IV. APPROVAL OF JULY APC AGENDA

Gary Schroeder moved that the following Ordinance Amendment be placed on the July 15, 2020 Area Plan Commission public hearing agenda:

UZO AMENDMENT #97 BUSINESS PARK & GATEWAY DIRECTORY SIGNS.

Carl Griffin seconded and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following subdivision petition be placed on the July 15, 2020 Area Plan Commission public hearing agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

S-4922 BLACKER MINOR SUBDIVISION (minor-sketch).

Carl Griffin seconded and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the July 15th, 2020 Area Plan Commission public hearing agenda:

**Z-2796 STEVEN D. HABY (GB to R1B); and
Z-2797 RESONS, LLC (PDRS to R4W).**

Carl Griffin seconded and the motion carried by unanimous voice vote.

V. APPROVAL OF JULY ABZA AGENDA

Gary Schroeder moved that the following petitions be placed on the July 22, 2020 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-1786 JANET & RICHARD W. HARLOW, JR. (previously known as Crider & Crider, Inc.);
BZA-2038 BILL J. PHILLIPS;
BZA-1920 PURDY O'NEALL FARM, LLC;
BZA-2039 PURDY O'NEALL FARM, LLC;**

**BZA-2040 PURDY O'NEALL FARM, LLC; and
BZA-2041 MURTAUGH LAW, LLC.**

Carl Griffin seconded and the motion carried by unanimous voice vote.

VI. DETERMINATION OF VARIANCES – LAFAYETTE DIVISION

Gary Schroeder moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variance, prohibited from consideration by ordinance and statute:

**CASE #2020-12 JERRY & RACHELLE BRAND;
CASE #2020-13 THE CINCINNATI GROUP, LLC by CHADD S. GIBSON; and
CASE #2020-14 EADO, LLC.**

Carl Griffin seconded and the motion carried by unanimous voice vote.

Gary Schroeder moved that for the following case, the sign ordinance be strictly adhered to:

CASE #2020-14 EADO, LLC.

Carl Griffin seconded and the motion carried by unanimous voice vote.

VII. REVIEW AND APPROVAL OF THE JUNE BUDGET REPORT

Ryan O'Gara said Sallie will discuss this item at the July meeting.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:43 p.m.

Respectfully Submitted,

Chyna R. Lynch
Recording Secretary

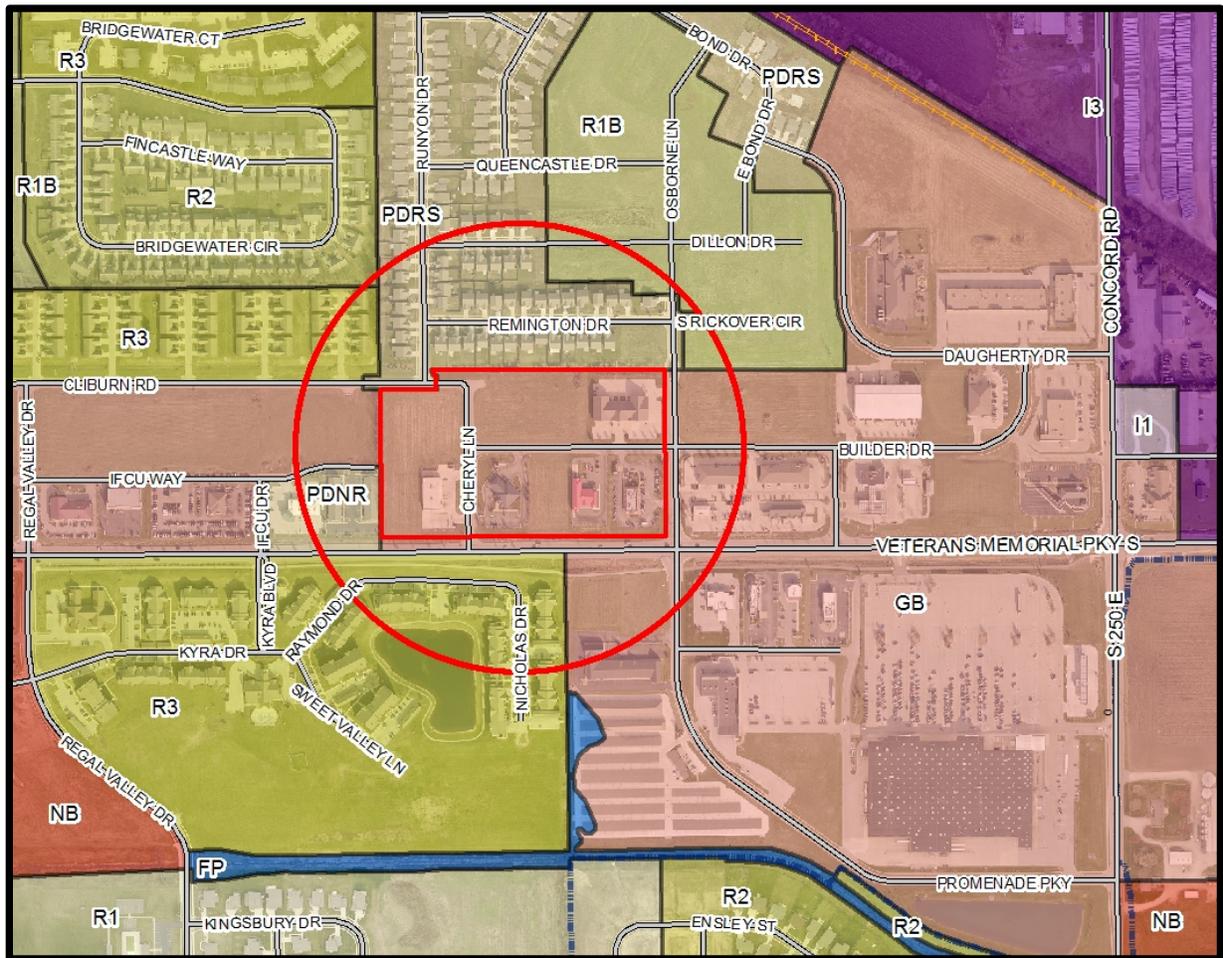
Reviewed By,



Sallie Fahey

**DAUGHERTY COMMERCE CENTER PART 2
6th Primary Approval Extension Request
(S-3540)**

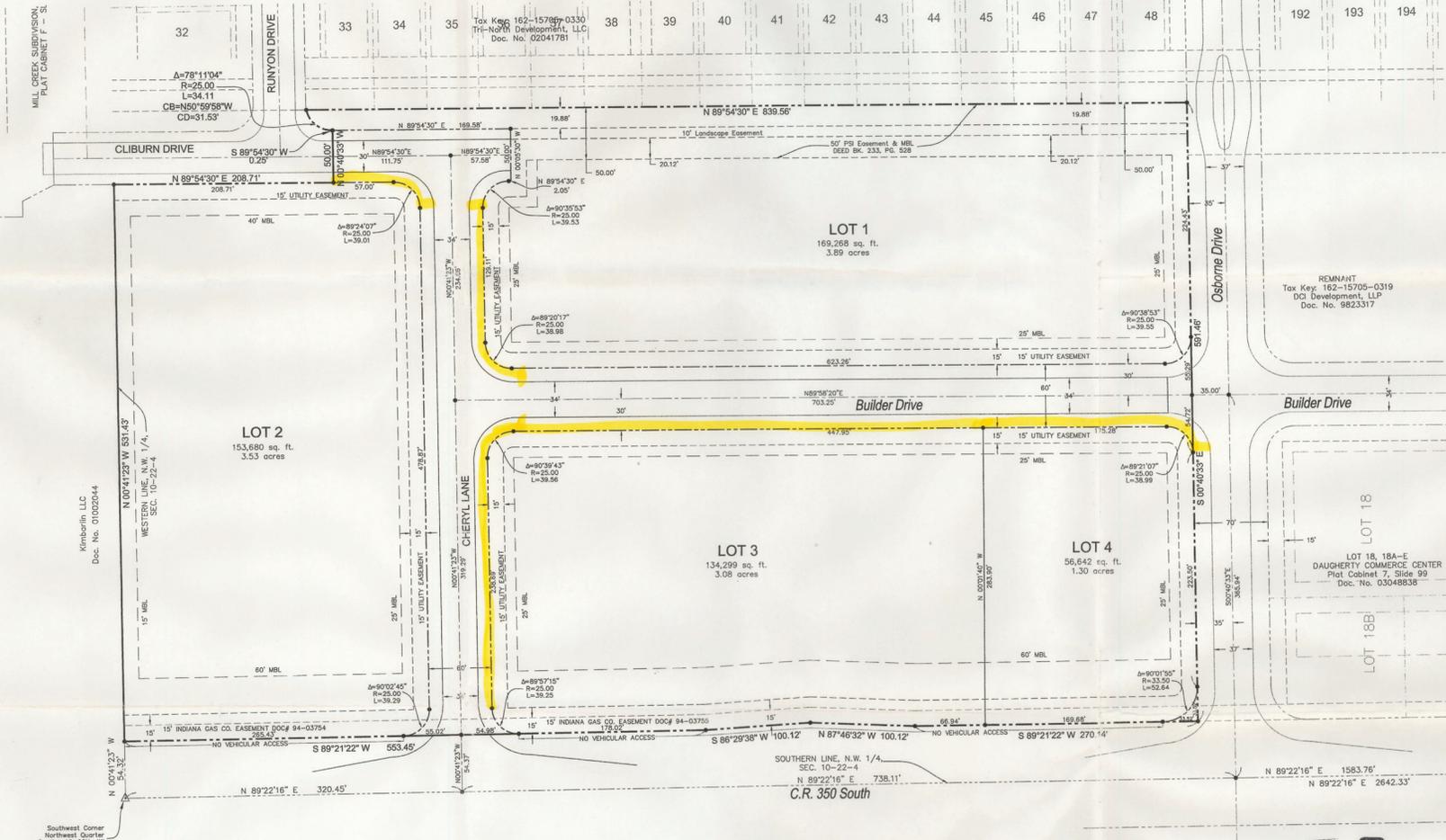
**STAFF REPORT
July 30, 2020**



Preliminary Plat
DAUGHERTY COMMERCE CENTER, PART 2
 PART OF THE NW QUARTER OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 4 WEST
 WEA TOWNSHIP, CITY OF LAFAYETTE, TIPPECANOE COUNTY, INDIANA



LEGEND	
EXISTING	
RIGHT OF WAY	---
STORM MANHOLE	⊙
STORM INLET	⊙
SANITARY SEWER	⊙
SANITARY MANHOLE	⊙
WATER MAIN	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
BURIED ELECTRIC	⊙
BURIED FIBER OPTIC	⊙
BURIED GAS	⊙
BURIED TELEPHONE	⊙
BURIED TV	⊙
OVERHEAD UTILITIES	---
POWER POLE	⊙
INTERMED. CONTOUR	---
INDEX CONTOUR	---
SPOT ELEVATION	---
PROPOSED	
EASEMENT	---
RIGHT OF WAY	---
STREET CENTER LINE	---
ELEC. TELEPHONE, TV	---
GAS	---
STORM MANHOLE	⊙
STORM INLET	⊙
SANITARY SEWER	⊙
SANITARY LATERAL	⊙
SANITARY MANHOLE	⊙
WATER MAIN	⊙
WATER SERVICE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
INTERMED. CONTOUR	---
INDEX CONTOUR	---
STREET ADDRESS	---



Legal Description

A part of the Northwest Quarter of Section 10, Township 22 North, Range 4 West, West Township, City of Lafayette, Tippecanoe County, Indiana and more particularly described as follows:
 Commencing at the Southwest Corner of the Northwest Quarter of said Section 10, thence North 00°41'33" West, along the western line thereof, a distance of 54.32 feet to the northern right-of-way line of County Road 350 South; and the POINT OF BEGINNING, thence continuing North 00°41'33" West along said line, a distance of 531.43 feet; thence North 89°54'30" East, a distance of 208.71 feet; thence North 07°40'33" West, a distance of 50.00 feet; thence South 89°54'30" West, a distance of 0.25 feet; thence northwesterly along a tangent curve to the right having a central angle of 78°11'04", a radius of 25.00 feet, on arc length of 34.11 feet; thence North 89°54'30" East, a distance of 636.56 feet; thence South 02°40'33" East, a distance of 591.46 feet to the northern right-of-way line of County Road 350 South; thence the following four courses along said northern right-of-way line of County Road 350 South: (1) South 89°21'22" West, a distance of 270.14 feet; (2) North 87°46'32" West, a distance of 100.12 feet; (3) South 86°29'38" West, a distance of 100.12 feet; (4) South 89°21'22" West, a distance of 533.45 feet to the POINT OF BEGINNING, containing 13.88 acres, more or less.
 Subject to all easements, rights-of-way and restrictions of record.

Owners/Developers:

DF Properties LLP
 Mary A. Daugherty
 Cory Standford
 Constance Mary Standford
 3709 South 250 East
 Lafayette, IN 47909
 (765) 474-1456
 Contact: Brad Coffin

Engineer/Surveyor:

TBRD Design Services
 4720 South 100 West
 Lafayette, IN 47909
 (765) 477-1900
 Contact: John C. Nagay, PLS

Adjacent Owners:

162-15705-0143
 162-15705-0132
 162-15705-0084
 162-17100-0090
 162-17100-0112
 Tippecanoe County
 20 North Third Street
 Lafayette, IN 47901

146-04800-0098
 DF Properties LLP
 3709 South 250 East
 Lafayette, IN 47909

162-15705-0330
 160-16405-0112
 Tri-North Development LLC
 PO Box 4578
 Lafayette, IN 47903

162-15705-0319
 DCI Development LLP
 PO Box 4427
 Lafayette, IN 47903

Adjacent Owners:

162-15709-0062
 162-15705-0084
 Roger Bauer
 Kathleen M. Bauer
 3527 Chancellor Way
 West Lafayette, IN 47906

160-16405-0101
 Thome & Wagner Brewing
 Co. LLC
 808 Main Street Suite 212
 Lafayette, IN 47901

162-17100-0200
 Foxfire of Volley Lakes LLC
 3003 East 98th Street
 SU-141
 Indianapolis, IN 46280

Last Instrument Conveying Title to Subject Property

162-15705-0099
 Document #9911260
 Grantor: Daugherty Farms, Inc.
 Grantee: DF Properties, LLP
 Date: April 29, 1999

162-15705-0088, Exception #1
 Document: Book 314 Page 593
 Grantor: Howard L. & Mary A. Daugherty
 Grantee: Gary G. & Constance Marie Standford
 Date: February 13, 1969

162-15705-0011, Exception #2
 Document: Book 309 Page 172
 Grantor: Charles A. Vaughan, Trustee to Re-convey
 Grantee: Howard L. & Mary A. Daugherty
 Date: January 18, 1968

CONDITIONALLY APPROVED
 APPROVED
 DATE: 7/19/04



Preliminary Plat Submittal
Daugherty Commerce Center, Part 2
Preliminary Plat

TBRD
 Engineering and Surveying
 4720 South 100 West
 Lafayette, Indiana
 Phone: (765) 477-1900 Fax: (765) 477-9593

Project No. 64642
 Scale: 1" = 50 Ft.
 Date: July 2004
 Sheet # **1**

File and Record: 16/06/04 02:00 DaughertyCommerceCenter Preliminary Plat.dwg (PLOT) - Monday, July 19, 2004, 2:03 pm
 User: John C. Nagay
 Plot Date: 7/19/04 10:00 AM
 Plot Path: \\server\plotters\plotter1\plots\162-15705-0011-0001-0001.dwg
 Plot Size: 11x17
 Plot Scale: 1" = 50 Feet
 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.20
 Plot Linetype: Solid
 Plot Font: Arial
 Plot Font Size: 10
 Plot Font Color: Black
 Plot Font Weight: Normal
 Plot Font Style: Normal
 Plot Font Orientation: Horizontal
 Plot Font Angle: 0
 Plot Font Size (inches): 10
 Plot Font Color (hex): 000000
 Plot Font Weight (normal): Normal
 Plot Font Style (normal): Normal
 Plot Font Orientation (normal): Horizontal
 Plot Font Angle (normal): 0
 Plot Font Size (inches): 10
 Plot Font Color (hex): 000000
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 Plot Font Orientation (normal): Horizontal
 Plot Font Angle (normal): 0

RECEIVED
 JUL 16 2004

S-3540
DAUGHERTY COMMERCE CENTER PART 2
6th Primary Approval Extension Request

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

The owner, DCI Development LLC (represented by Tim Balensiefer of TBIRD Design Services), is requesting a sixth 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of Veterans Memorial Parkway and Osborne Drive, in Lafayette, Wea 10 (NW) 22-4.

STAFF COMMENTS:

Construction plans for Phases 1 and 2 (the entire Part 2) were approved in 2004 and 2005, respectively. All infrastructures have been installed and accepted for maintenance by the City of Lafayette. Seven lots in 7 plats, covering 9.55 acres, have been recorded and developed. A 2-year extension will permit the submission and approval of final plats for the remaining 4.13 acres.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since 2004 that would warrant revisions to the original conditional primary approval. If this extension is approved, the new date of expiration will be **August 18, 2022**.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-3540.)

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The Lafayette City Engineer shall approve the construction plans.
2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.
3. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

4. The required bufferyard(s) shall be shown with the standard plant unit details. The bufferyard(s) shall be installed as part of required public improvements.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

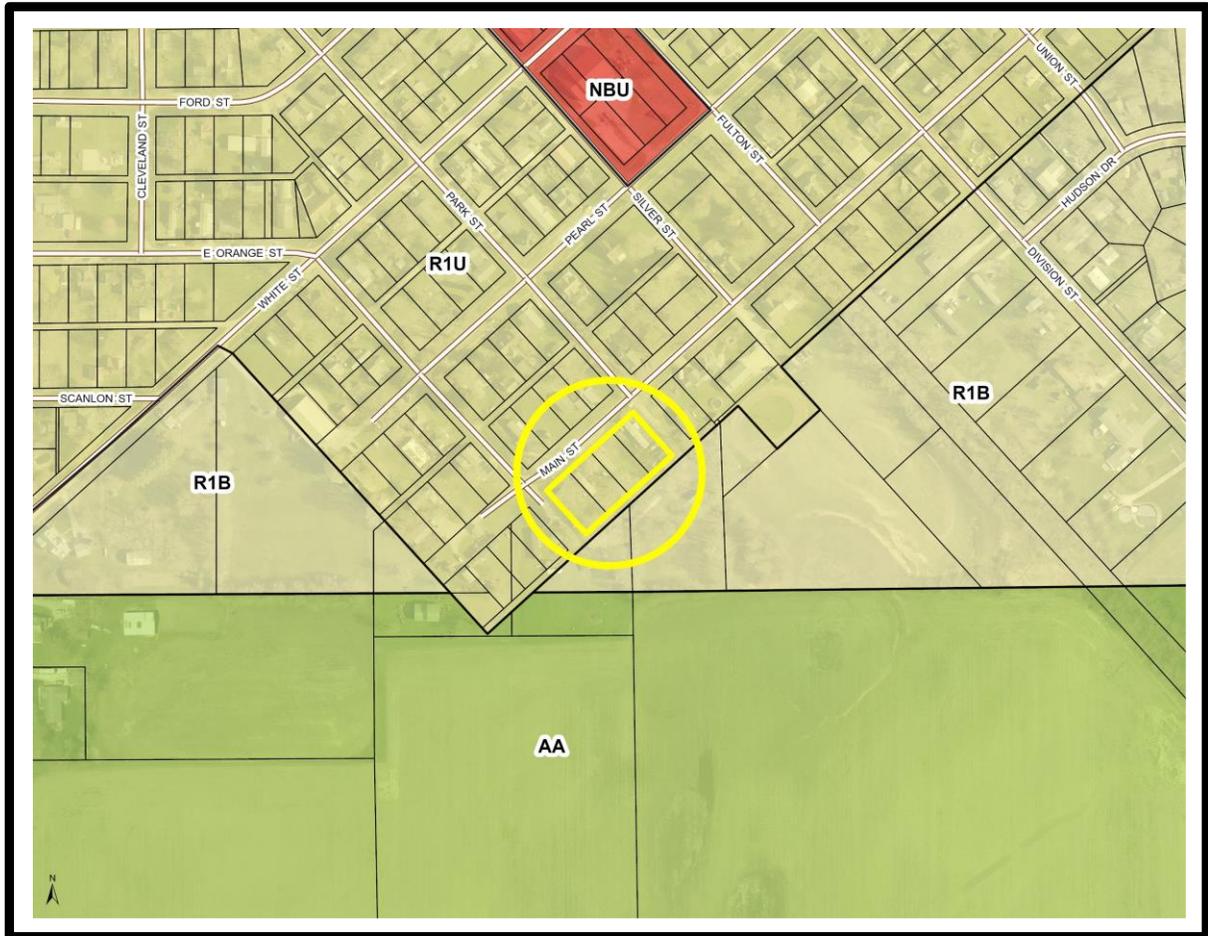
5. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 350 S, right-of-way line.
6. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. All required building setbacks shall be platted.
9. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

10. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

S-4922
BLACKER MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
July 9, 2020



S-4922
BLACKER MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
July 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who are also the owners, represented by Roger Fine of Fisher Engineering, are seeking primary approval to replat four existing lots (Lots 90, 91, 92 and 93 from the original plat of the town of Clarksville, now Clarks Hill) into 2 lots located on the southeast side of Main Street between Park Street and East Orange Street, in Clarks Hill, Lauramie 23 (SW) 21-3.

AREA ZONING PATTERNS:

The four lots in question are zoned R1U, Single-family Residential, Urban. All the surrounding land is also zoned R1U except to the southeast which is zoned R1B. Beyond that is a large expanse of AA zoned property.

AREA LAND USE PATTERNS:

Based on the aerial photo of the site, there was once a mobile home on each of these lots; now two of those mobile homes have been removed and there are plans to remove a third. The fourth mobile home will likely be replaced with a newer mobile home on the combined lots 90 and 91 (Lot 2) per Section 5-1-3(b)1 of the ordinance.

The site is on the edge of Clarks Hill, with the town proper to the north and farmland to the south. The four lots are surrounded by platted rights-of-way; however only Main Street is improved. Park Street, adjacent to the northeast and Orange Street, adjacent to the southwest and the alley to the rear of the lots have never been completed. There are currently no plans to either pave these streets or vacate them.

TRAFFIC AND TRANSPORTATION:

The required 60' of right-of-way is already in place, no further dedication of right-of-way is needed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

All four of the existing lots have sewer and water; no public improvements are required in order to serve the two "new" lots.

CONFORMANCE WITH UZO REQUIREMENTS:

The setbacks shown are correct; lot widths and lot areas meet the R1U zone standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

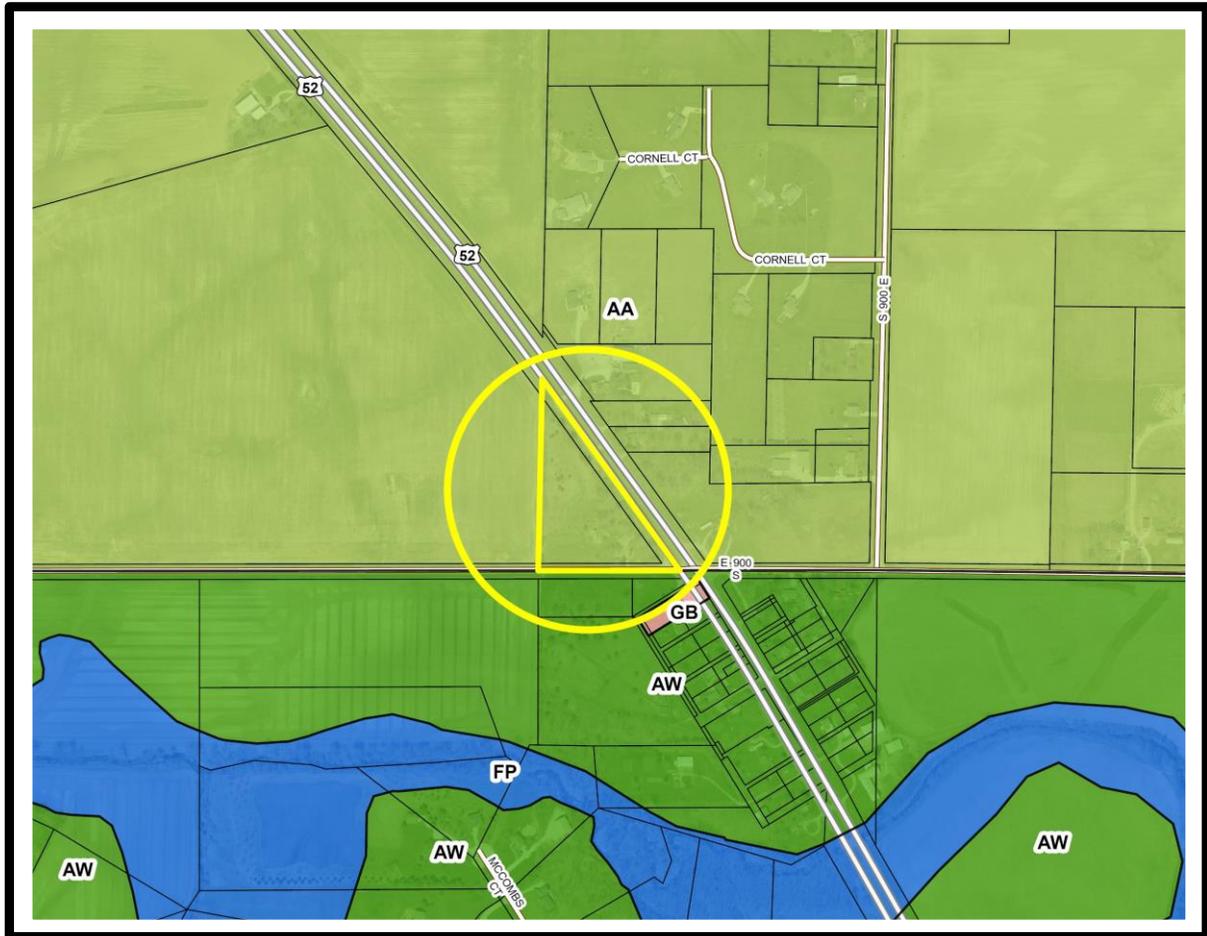
A. Conditions

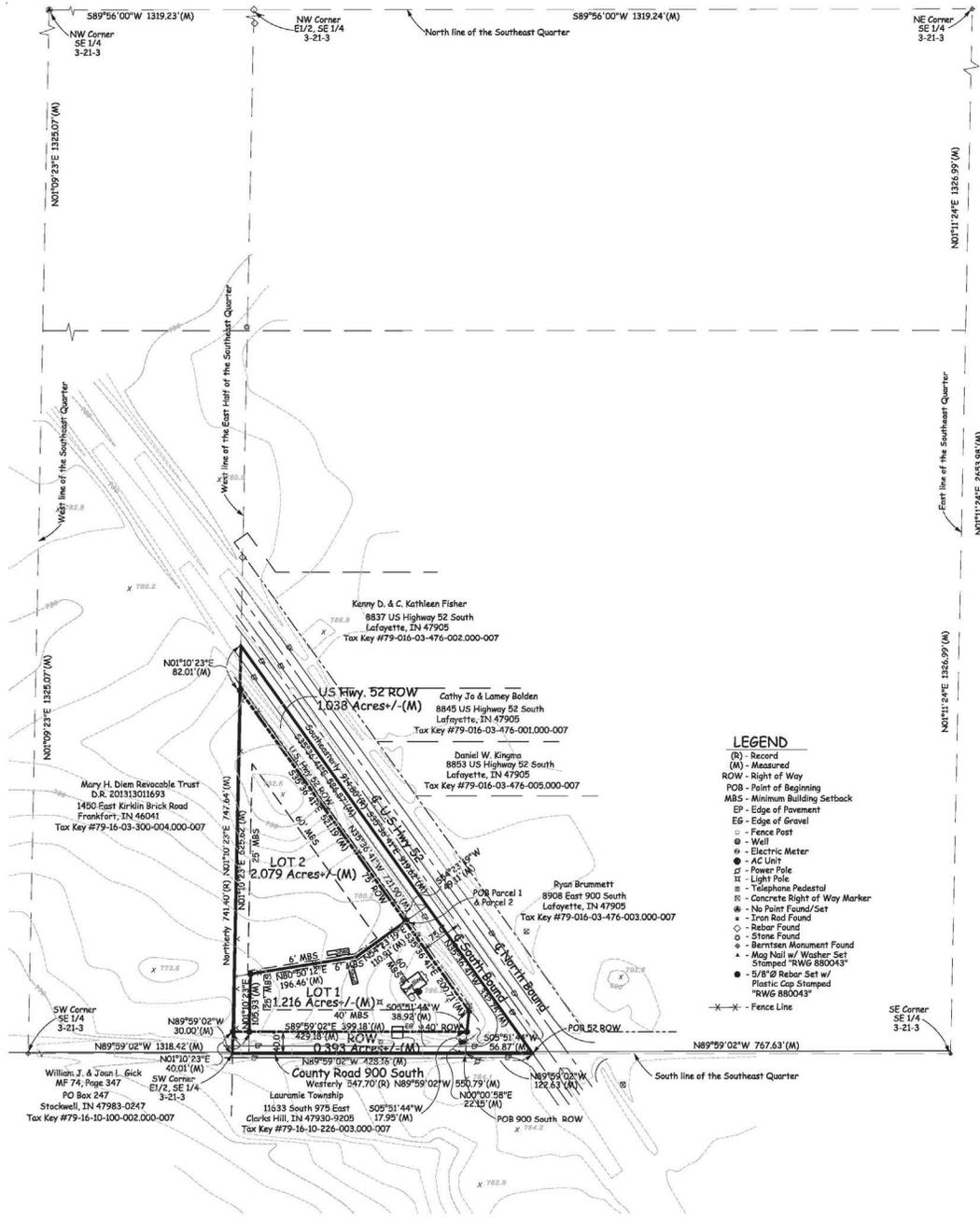
FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
4. The street addresses and County Auditor's Key Number shall be shown.

S-4927
AYALA MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
July 30, 2020





AYALA SUBDIVISION

A part of the Southeast Quarter of the Southeast Quarter of Section 3, Township 21 North, Range 3 West, Lauramie Township, Tippecanoe County, Indiana.

"SUBDIVISION"
DESCRIPTION (4.726 Acres +/-)

The real estate conveyed to Ayala LLC in Instrument Number 201919021244 in the Office of the Tippecanoe County Recorder and being part of the Southeast Quarter of Section 3, Township 21 North, Range 3 West, Lauramie Township, Tippecanoe County, Indiana, being a 4.726 acre tract of land certified by Robert Wm. Gross, P.S. No. 880043 on June 29, 2020 as R.W. Gross & Associates, Inc., Project Number 20-013-D-MNS and more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 3 marked by an Iron Rod; Thence North 89°59'02" West, along the South line of the Southeast Quarter and approximate centerline of County Road 900 South, a distance of 767.63 feet to the approximate intersection of the centerline of County Road 900 South with the centerline of the Southbound lane of US Highway 52 marked by a Mag Nail with Washer stamped "RWG 880043" and the Point of Beginning of this description; Thence continuing North 89°59'02" West, along the South line of the Southeast Quarter and approximate centerline of County Road 900 South, a distance of 550.79 feet to the Southwest corner of the East Half of the Southeast Quarter marked by a mag nail with washer stamped "RWG 880043"; Thence North 01°40'23" East, along the West line of the East Half of the Southeast Quarter, a distance of 747.64 feet to the approximate centerline of the Southbound lane of US Highway 52 South marked by a mag nail with washer stamped "RWG 880043"; Thence South 35°36'41" East, along the approximate centerline of the Southbound lane of US Highway 52 South, a distance of 919.62 feet to the Point of Beginning, containing 4.726 Acres, more or less.

All bearings, distances and coordinate values shown are referenced to the Geo Spatial Coordinate System Tippecanoe County, Indiana. The combined scale factor for this project is 1.0000. Distances are ground distances in U.S. Survey feet.

Subject to all easements, rights of way and restrictions of record.

- ### LEGEND
- (R) - Record
 - (M) - Measured
 - ROW - Right of Way
 - POB - Point of Beginning
 - MBS - Minimum Building Setback
 - EP - Edge of Pavement
 - EG - Edge of Gravel
 - - Fence Post
 - - Wall
 - ⊖ - Electric Meter
 - ⊕ - AC Unit
 - ⊗ - Power Pole
 - ⊙ - Light Pole
 - ⊚ - Telephone Pedestal
 - ⊛ - Concrete Right of Way Marker
 - ⊜ - No Point Found/Set
 - ⊝ - Iron Rod Found
 - ⊞ - Rebar Found
 - ⊟ - Stone Found
 - ⊠ - Barricade Monument Found
 - ⊡ - Mag Nail w/ Washer Set
 - ⊢ - Stamped "RWG 880043"
 - ⊣ - 5/8" Rebar Set w/ Plastic Cap Stamped "RWG 880043"
 - ⊤ - Fence Line



NOTES:

- Construction and maintenance of private drives and access roads to lots shall be the responsibility of the owner(s) of the land and shall not be accepted by any participating jurisdiction.
- Contours are from the Tippecanoe County GIS and are 2 feet intervals.

Last Deed of Transfer: D.R. 201919021244
Parcel Key Number(s): 79-16-03-476-004.000-007

Owner(s) of Record: Ayala LLC
Property Address: 8942 East 900 South
Lafayette, Indiana 47909

SURVEYOR'S CERTIFICATION

I, Robert Wm. Gross, do hereby certify that I am a Registered Professional Land Surveyor in the State of Indiana, and that this plat correctly represents a survey completed by me on August 11, 2021, and that all monuments shown herein actually exist, and their location, size, type, and material, are accurately shown, and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet, and that this plat complies with the Tippecanoe County Subdivision Ordinance. Given under my hand and seal this 29th day of June, 2020.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECORD EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS INSTRUMENT WAS PREPARED BY:

Robert Wm. Gross

Robert Wm. Gross, R.L.S. No. 880043



R. W. GROSS & ASSOCIATES, INC.

111 SOUTH MAIN STREET
MONTICELLO, INDIANA 47960-2329
PHONE: (574) 583-0800
FAX: (574) 583-0804

420 COLUMBIA STREET, SUITE 100
LAFAYETTE, INDIANA 47901-1300
PHONE: (765) 742-0101
FAX: (765) 742-7223

SKETCH PLAN

ISSUING DATE: 20-013-BND
DATE: June 29, 2020
DRAWN BY: T. Parker
CHECKED BY: RWG
STATE OF INDIANA
JOB NUMBER: 20-013-D-MNS

S-4927
AYALA MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner Cipriano Ayala, represented by RW Gross & Associates, is seeking primary approval for two lots on 4.726 acres located at the northwest corner of US 52 S and CR 900 S in Lauramie 3 (SE) 21-3

AREA ZONING PATTERNS:

The site is zoned AA, Select Agricultural as is all surrounding properties except to the south across CR 900 S which is zoned AW. The Flood Plain associated with Lauramie Creek is farther to the south. This is a 4.83-acre parent tract and this subdivision request is the first division from it. Two division rights will remain (but only if there is enough land to achieve more lots which is doubtful) after the recordation of the final plat.

AREA LAND USE PATTERNS:

There is an existing dwelling on proposed Lot 1. One of the two sheds will be located on Lot 2. The platted lots of Monroe exist just south of the county road on either side of US 52. Land uses in the area include large-lot residences and agricultural production. The town of Stockwell is a little over a mile to the west.

TRAFFIC AND TRANSPORTATION:

The dedication of right-of-way required along US 52 (150' wide, 75' half-width) has been shown as well as the 40' half-width right-of-way required for CR 900 S. A "no vehicular access" statement along the US 52 frontage will be a condition of approval. Lot 1 has an existing driveway on the county road approximately 175' west of US 52. The access for Lot 2 will be from a 30' wide "flagpole" from the county road along the western side of the subdivision; County Highway has "no problem with that location" and is not requiring a "no vehicular access" statement along the CR 900 S frontage. A mortgage affidavit has already been filed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "based on a soil report...lot 2 can be considered for a shallow trench subsurface absorption system. The Health Department has on file a sewage disposal system inspection meeting requirements...for the existing home located on lot one."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot widths and areas exceed the minimum AA zone standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

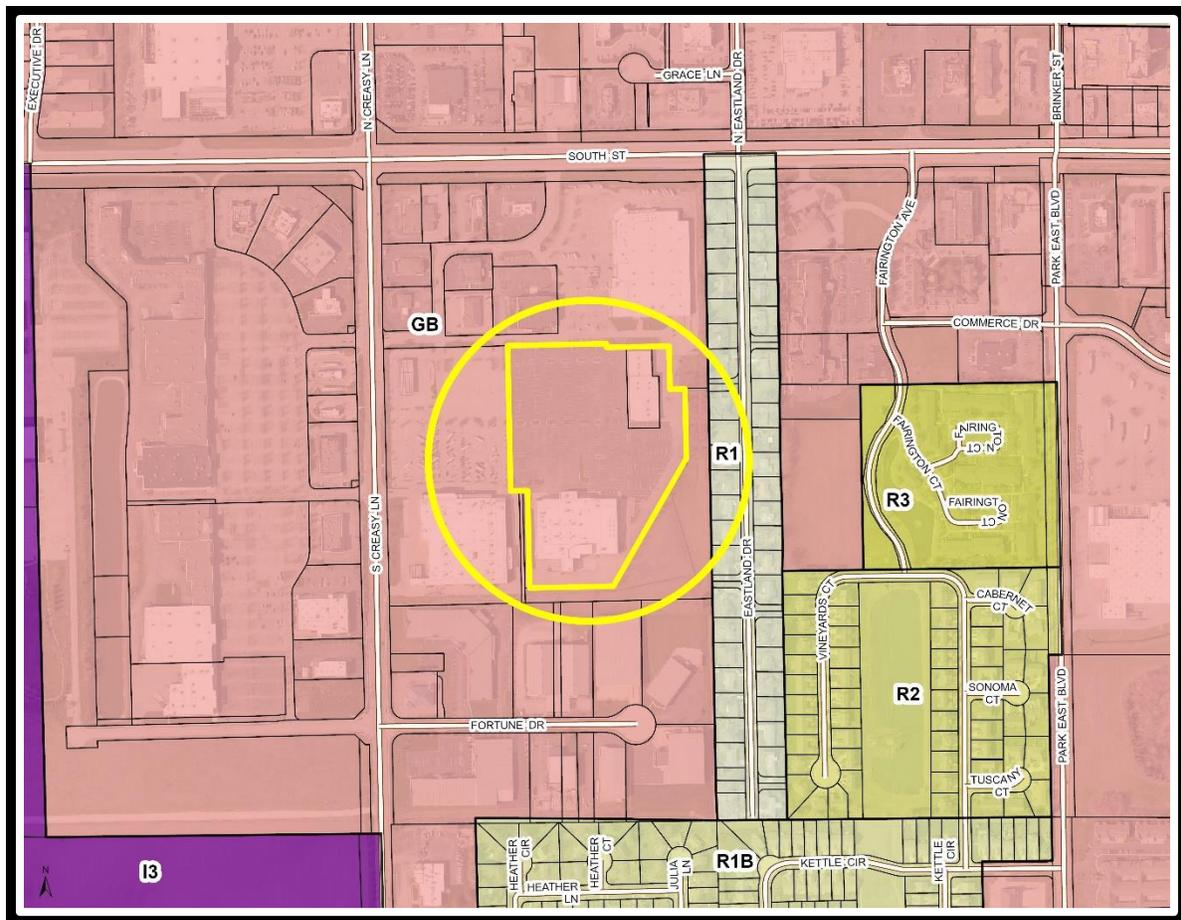
1. A "No Vehicular Access" statement shall be platted along the US 52 right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

6. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

S-4928
FRANKS FIELD MINOR SUBDIVISION, A REPLAT OF A
REPLAT OF KORTY KORNER LOT 8
(minor-sketch)

STAFF REPORT
July 30, 2020



S-4928
FRANKS FIELD MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
JULY 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and owners, NSI Investments LLC & TSV Investments LLC, by Robi Overhue, member of both LLCs, and represented by Todd Starr from Starr Associates, are seeking primary approval for a two lot replat of two existing commercial lots (which was itself a replat of a part of Korty Korner Subdivision Lot 8) on 12.99 acres, located just east of S. Creasy Lane and just south of South Street, in Lafayette, Fairfield 26 (NE) 23-4.

AREA ZONING PATTERNS:

The site is zoned GB as is all of the property at the intersection of Creasy and South Street. A strip of R1 zoning exists just to the east of this subdivision along Eastland Drive. Korty Korner Major Subdivision was originally platted in 1990. Over the years it has been replatted several times. In 1993, the original Lot 8 was replatted into two lots: 8-A and 8-B. This current request would not add any additional lots to the commercial development, it would only move the existing property lines of Lots 8-A and 8-B into a different configuration.

AREA LAND USE PATTERNS:

Currently Lot 8-B includes just the building that houses “Affordable Family Storage” while Lot 8-A contains the entire former Marsh building which now has VASA Fitness and another “Affordable Family Storage” business and a large portion of the parking lot; this lot surrounds Lot 8-B on three sides. The new layout of these two lots would make the two lots more equal in size (6.32 and 6.679 acres). It also has the new lot line splitting the old Marsh building with VASA Fitness on Lot 8-A and all of the self-storage business buildings together on Lot 8-B.

TRAFFIC AND TRANSPORTATION:

South Street and Creasy Lane are both urban primary arterials; this replat does not abut these streets nor would it affect them.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the Lafayette Engineer’s Office, “It appears that the necessary easements are already in place for both sanitary sewer and water services to both proposed lots. These also appear to be sufficient if services are added to serve both “sides” of the prior Marsh Building. Both lots are already completely developed, so we do not have any drainage concerns. Access is from a private ingress/egress easement so there is no concern with the existing right-of-way.”

CONFORMANCE WITH UZO REQUIREMENTS:

The GB zone has no lot area or lot width requirements. Sufficient parking spaces exist on both proposed lots to meet ordinance standards for their current uses. (Self-storage businesses do not require nearly as much parking as retail establishments so much of the parking lot will be unused.)

The Lafayette Fire Department had concerns regarding the necessity of both a fire wall and separating the existing sprinkler system and utilities when splitting the old Marsh store into two uses with two different owners. Based on a recent email, these concerns have been addressed.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

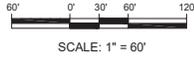
FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.

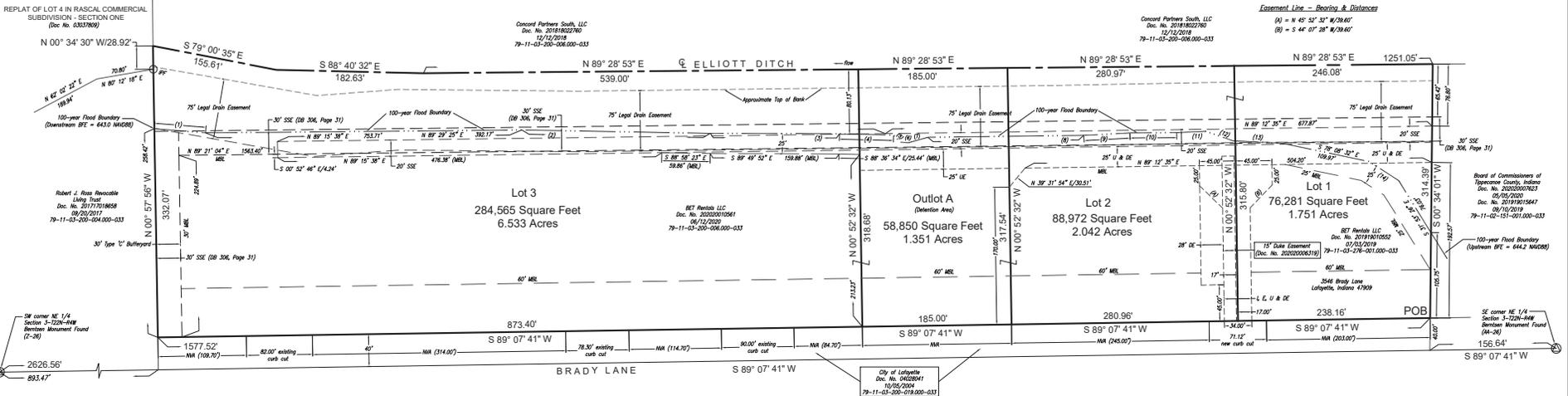


NORFLEET COMMERCIAL SUBDIVISION, PART THREE (Sketch Plan)

A REPLAT OF LOT 1 IN NORFLEET COMMERCIAL SUBDIVISION, PART ONE & A
REPLAT OF LOT 2 IN NORFLEET COMMERCIAL SUBDIVISION, PART TWO



LINE BEARING AND DISTANCES TABLE - 100-YEAR FLOOD BOUNDARY					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
(1)	S 89° 23' 42" E	63.61'	(9)	N 89° 18' 41" E	193.08'
(2)	S 89° 58' 23" E	233.82'	(10)	N 89° 53' 29" E	57.31'
(3)	S 89° 49' 50" E	199.96'	(11)	N 89° 25' 28" E	58.56'
(4)	S 89° 36' 34" E	82.20'	(12)	N 87° 21' 45" E	35.91'
(5)	S 43° 24' 57" E	11.90'	(13)	S 70° 47' 43" E	36.05'
(6)	S 89° 38' 54" E	16.11'	(14)	S 87° 11' 25" E	61.01'
(7)	N 74° 29' 09" E	25.32'			



REPLAT OF LOT 4 IN RASCAL COMMERCIAL SUBDIVISION - SECTION ONE (Doc No. 0337809)

100-year Flood Boundary (downstream BFE = 643.0 W6008)

75' Legal Driv Easement

30' Type 'C' Bufferzone

Robert J. Rose Revocable Living Trust
Doc. No. 20171018658
09/20/2019
79-11-03-200-004.000-033

Concord Partners South, LLC
Doc. No. 20161802270
02/12/2018
79-11-03-200-006.000-033

Concord Partners South, LLC
Doc. No. 20161802270
02/12/2018
79-11-03-200-006.000-033

Easement Line - Bearing & Distances
(8) = N 40° 52' 33" W/39.61'
(8) = S 44° 07' 28" W/39.60'

Board of Commissioners of Tippecanoe County, Indiana
Doc. No. 20200007953
05/05/2020
Doc. No. 20190026447
09/10/2019
79-11-02-151-001.000-033

100-year Flood Boundary (upstream BFE = 644.2 W6008)

3546 Brady Lane
Lafayette, Indiana 47909

SE corner NE 1/4 Section 3, T22N-R9W, Bismarck Monument Found (94-26)

FLOOD PLAIN CERTIFICATION

LEGEND

- L, E, U & DE = Ingress, Egress, Utility & Drainage Easement
- U & DE = Utility & Drainage Easement
- MBL = Minimum Building Line
- NMA = No Vehicular Access
- SSE = Sanitary Sewer Easement
- SPF = San Pipe Flood
- BFE = Base Flood Elevation
- DE = Drainage Easement
- UE = Utility Easement

DESCRIPTION OF AREA ABOVE THE 100-YEAR FLOOD BOUNDARY (8.541 ACRES):

A part of the Northeast Quarter of Section 3, Township 22 North, Range 4 West, West Township, Tippecanoe County, Indiana, described as follows: Commencing at a Bismarck Monument marking the Southeast corner of the Northeast Quarter of said Section 3; thence South 89° 07' 41" West (Bearings are based on WGS84) 156.64 feet along the South line of said Northeast Quarter and the approximate center line of Brady Lane; thence North 00° 59' 51" West 40.00 feet to the Point of Beginning; thence South 89° 07' 41" West 1,577.52 feet; thence North 02° 57' 56" West 258.62 feet; thence South 85° 23' 42" East 63.61 feet; thence North 89° 29' 25" East 392.17 feet; thence South 88° 58' 23" East 233.82 feet; thence South 89° 49' 52" East 199.96 feet; thence South 88° 36' 34" East 82.20 feet; thence South 43° 24' 57" East 11.90 feet; thence North 89° 18' 41" East 193.08 feet; thence North 86° 53' 29" East 57.31 feet; thence North 89° 35' 28" East 58.06 feet; thence North 87° 21' 45" East 35.91 feet; thence South 70° 47' 43" East 36.05 feet; thence South 87° 11' 25" East 61.01 feet; thence South 78° 08' 32" East 109.97 feet; thence South 57° 21' 51" East 43.52 feet; thence South 31° 53' 26" East 76.03 feet; thence South 00° 34' 01" West 105.75 feet to the Point of Beginning and containing 8.541 Acres.

SURVEYOR'S CERTIFICATION

I, Todd Ashley Starr, a Professional Surveyor in the State of Indiana, do hereby certify that the above described real estate does lie on or above the regulatory flood elevation (100-year frequency) of 644.2 Feet (W6008) of the upstream limit, to 643.0 feet of the downstream limit of the tracts, as shown on the FIS Profile for Elliott Ditch, FEMA Firm Map 1815700163E (Effective Date: August 15, 2017), Cross-Sections X, Y & Z for Elliott Ditch.

CERTIFIED BY:
Todd Ashley Starr Professional Surveyor LS20300028

DESCRIPTION OF NORFLEET COMMERCIAL SUBDIVISION, PART THREE (11.677 ACRES):

A part of the Northeast Quarter of Section 3, Township 22 North, Range 4 West, West Township, Tippecanoe County, Indiana, described as follows: Commencing at a Bismarck Monument marking the Southeast corner of the Northeast Quarter of said Section 3; thence South 89° 07' 41" West (Bearings are based on WGS84) 156.64 feet along the South line of said Northeast Quarter and the approximate center line of Brady Lane; thence North 00° 34' 01" East 40.00 feet to the Point of Beginning; thence South 89° 07' 41" West 1,577.52 feet along the North line of a tract of land owned by the City of Lafayette, as described in Document Number 04028041 in the Office of the Recorder of Tippecanoe County, Indiana (ORTCI); thence North 00° 57' 56" West 332.07 feet along the East line of a tract of land owned by the Robert J. Rose Revocable Living Trust, as described in Document Number 20171018658 (ORTCI) to an iron pipe marking the Southeast corner of the Replat of Lot 4 in Rascal Commercial Subdivision, as recorded in Document Number 0337809 (ORTCI); thence North 00° 34' 01" West 28.92 feet along the East line of said Replat of Lot 4, to the approximate center line of Elliott Ditch; thence along the center line of Elliott Ditch the following three (3) courses: thence (1) South 79° 00' 35" East 155.61 feet; thence (2) South 88° 40' 32" East 182.63 feet; thence (3) North 89° 28' 53" East 1,251.05 feet; thence South 00° 34' 01" West 314.39 feet along the West line of a tract of land owned by the Board of Commissioners of Tippecanoe County, Indiana, as described in Document Number 20200007953 (ORTCI), to the Point of Beginning and containing 11.677 Acres.



Title Holder: BET Rentals LLC
Tax Key No: 79-11-03-200-006.000-033 & 79-11-03-276-001.000-033

**NORFLEET COMMERCIAL SUBDIVISION
PART THREE - SKETCH PLAN**

SHEET 1 OF 1

Drawn By: TAS/MOJ
Proj. No: 20196302

STARR
ASSOCIATES
LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
(765) 471-8813
WWW.STARRSURVEYING.COM



VICINITY MAP
Not to Scale

This instrument was prepared by Todd Ashley Starr
I affirm, under penalties for perjury, that I have taken reasonable care to report each security number in this document, unless required by law. Todd Ashley Starr

S-4929

NORFLEET COMMERCIAL PART 3, A REPLAT OF PARTS 1 & 2
Minor-Sketch Plan

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, BET Rentals LLC, by Todd Boyd, Managing Member, represented by Todd Starr of Starr Associates, is seeking primary approval to replat 2 existing industrial lots into 3 lots (plus one outlot) on 11.677 acres, located on the north side of Brady Lane, between Concord Road and Sagamore Parkway, in Lafayette, Wea 3 (NE) 22-4.

AREA ZONING PATTERNS:

The property in question is zoned I3, Industrial with a strip of Flood Plain zoning along the northern subdivision boundary line associated with the Elliott ditch. Land adjacent to the east is also I3, with R1 zoning beyond that. South is GB and I3; to the west land is zoned R1. To the north is more Flood Plain, I3 zoning and GB zoning.

AREA LAND USE PATTERNS:

The majority of the land in this request is currently unimproved; however, a building is being constructed on Lot 1. The county highway garage is located to the east; a couple of single-family houses are to the west. To the north and south are several warehousing or light industrial type business uses.

TRAFFIC AND TRANSPORTATION:

Brady Lane is classified as an urban primary arterial. The required 40' half-width right-of-way has already been dedicated to the public. No additional dedication is necessary. According to the City Engineer's office, "the driveway accesses have been thoroughly discussed over the course of the prior platting effort. [The city] has no objection to the 'no vehicular access' limits and access points presented."

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the City Engineer's Office, "there are no concerns from our office. Sanitary sewer exists across the north in an easement that continues to be shown. Water is available in Brady Lane. Drainage is to a legal drain so we collaborate with the Surveyor's office and will assess any new development per the current code."

The required Flood Plain certification and boundary description has been completed and is shown on the sketch plan. This boundary will also need to be shown on the final plat.

CONFORMANCE WITH UZO REQUIREMENTS:

The site is zoned I3 with some Flood Plain from the Elliott ditch. Setbacks shown meet ordinance standards. Lot widths and areas are sufficient.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

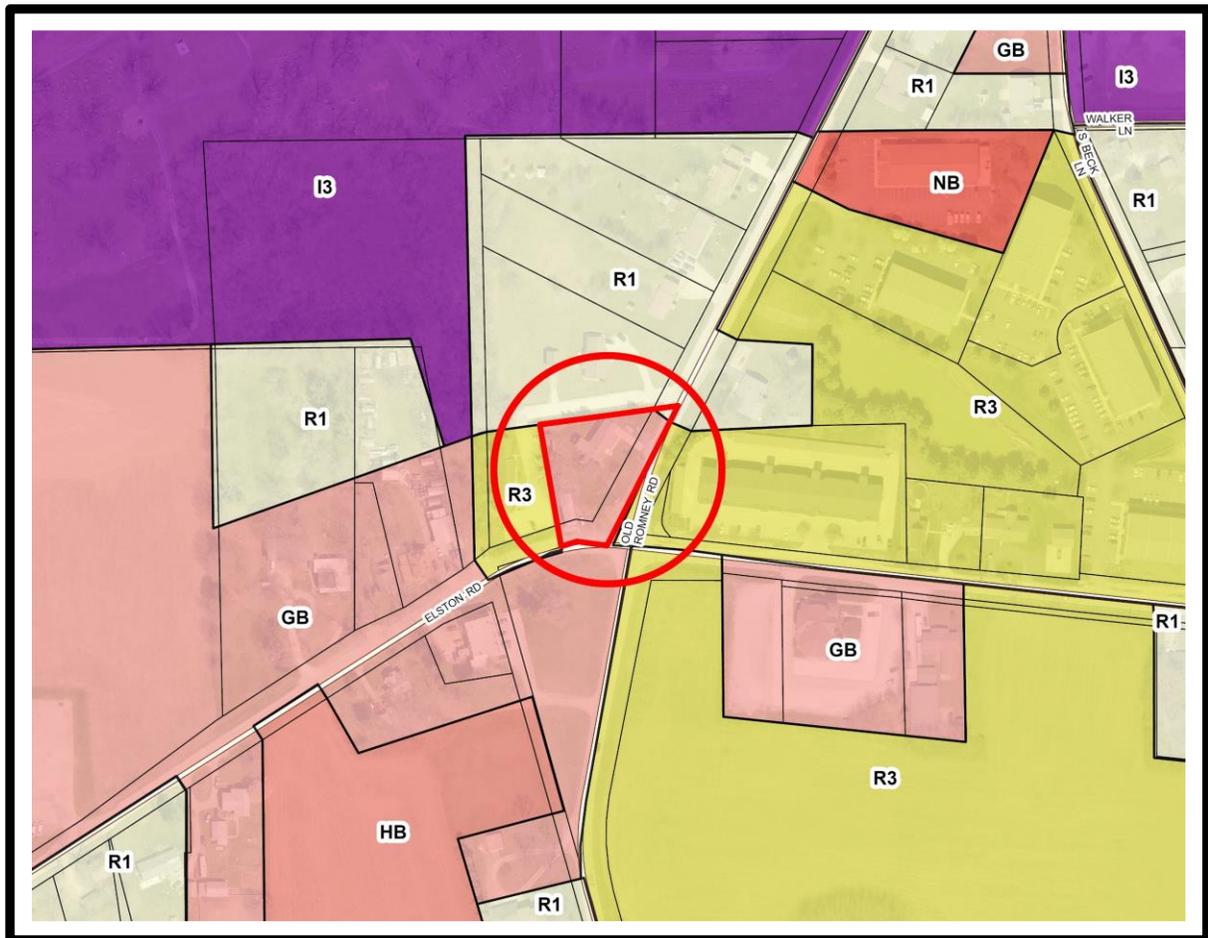
1. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the Brady Lane right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Regulatory Flood Elevation and Boundary for the Elliott Ditch Flood Plain shall be shown.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

S-4930
ELSTON ACRES MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
July 9, 2020



S-4930
ELSTON ACRES MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner Steve D. Haby, represented by Robert Grove, surveyor, is seeking primary approval to create two lots on 0.686 acres of unplatted land, located at the northwest corner of Old Romney Road and Elston Road, specifically, 2360 Old Romney Road, Lafayette, Fairfield 31 (SE) 23-4.

AREA ZONING PATTERNS:

Currently the property is zoned GB; however, a rezone request for R1B zoning received a recommendation of approval from the Area Plan Commission and will be heard by Lafayette City Council at its meeting on August 3rd just two days before the Executive Committee meeting. Other adjacent zoning districts in this part of the city include R3, R1 and GB.

AREA LAND USE PATTERNS:

The proposed subdivision currently has two single-family houses. Both the residential rezone and this two-lot subdivision will correct many of the nonconformities on site and would allow the houses to be sold separately. Most properties in the area have single-family homes or multi-family apartment buildings.

TRAFFIC AND TRANSPORTATION:

Both Elston and Old Romney Road at this property are classified as urban secondary arterials which requires a 35' half-width right-of-way. This required dedication has been shown on the sketch plan. According to the Lafayette Engineer's Office, they "have no issue with maintaining the existing access points." A "no vehicular access" statement is not required. A mortgage affidavit has already been filed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the engineer's office regarding utilities, "no concerns from our office on this. Sewer and water are available directly to both lots. We do not anticipate any drainage impacts."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown meet the ordinance standards for R1B zoned property. Likewise, the widths and lot areas of both lots meet ordinance requirements for the R1B zone.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATEAUGUST 19, 2020
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE)
A G E N D A

*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. 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 <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube <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.*

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

UZO AMENDMENT #97 BUSINESS PARK & GATEWAY DIRECTORY SIGNS:

This amendment would amend the sign section of the UZO and would add a new category of signage: business park signs and gateway directory signs. CONTINUED FROM THE JULY APC MEETING AFTER IT WAS TABLED TO THE AUGUST 5th ORDINANCE COMMITTEE MEETING.

B. SUBDIVISIONS

- 1. **S-4931 PARAMOUNT MINOR SUBDIVISION (minor-sketch):**
Petitioner is seeking primary approval for two lots on 4.39 acres, located on the north side of Genoa Drive and east side of Paramount Drive, in Wabash 2 (NE) 23-5.
- 2. **S-4932 CROSSER COMMONS MINOR SUBDIVISION (minor-sketch):**
Petitioners are seeking primary approval to replat two lots into 2 lots (plus one outlot) on 0.426 acres, located on the east side of Powderhouse Lane, just north of the Walker Court intersection, in Lafayette, Fairfield 31 (SE) 23-4.

C. REZONING ACTIVITIES

1. **Z-2798 WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION – Anastasia Krutulis (West Lafayette Public Library PD)(PDNR to PDNR):**

Petitioner is requesting rezoning for an expansion of the existing West Lafayette Public Library. The proposed two-lot planned development will contain a 13,000-square foot, 3-story expansion of the current library building on Lot 1 and an existing 139-space parking garage on proposed Lot 2. The property is located at 208 W. Columbia Street in West Lafayette, Wabash 19 (NW) 23-4.

2. **Z-2799 STENZ / LNHS, LLC (PDMX to R3):**

Petitioner is requesting rezoning of 8 lots located at the northeast corner of North 9th Street and Brown Street (currently part of the parking lot for the Old Jeff Centre PD, 619 N. 9th Street) in Lafayette, Fairfield 21 (SW) 23-4.

3. **Z-2800 JOSHUA SHIVES (A to GB):**

Petitioner is requesting rezoning of Lot 2 of Oliver Subdivision, located at the northwest corner of SR 25 W and CR 500 W, specifically 5000 SR 25 W, in Wayne 22 (SE) 22-5.

4. **Z-2801 WALLICK COMMUNITIES (NB to R3):**

Petitioner is requesting rezoning of 5.22 acres on the west side of Paramount Drive, just south of Campus Suites apartments, for a proposed 60-unit, 3 building multi-family development known as Wabash Commons in Wabash 2 (NE) 23-5.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE SEPTEMBER 2nd EXECUTIVE COMMITTEE AGENDA

VII. DETERMINATION OF VARIANCES – ABZA

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: AUGUST 26, 2020
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

*Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at apc@tippecanoe.in.gov. Comments must include **name** and **address** to be heard. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDzTdjurQ>*

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

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

1. BZA-2038 BILL J. PHILLIPS:

Petitioner is requesting a variance to allow a setback of 15' instead of the required 25' from the (southern) Samola Drive to build a house on 0.82 acres zoned R1, located at the northwest corner of US 231 and Samola Drive, specifically, 36 Samola Drive in the Sam Wilson Subdivision, Wea 29 (SW) 22-4. (UZO 2-1-7) CONTINUED FROM THE JULY ABZA MEETING BY INCONCLUSIVE VOTE.

2. BZA-2041 MURTAUGH LAW, LLC:

Petitioner is requesting the following variance for a proposed RV self-storage warehouse business on a half-acre tract of GB-zoned property:

- 1. To allow a 1' setback from Old SR 25 N instead of the required 60'; (UZO 2-17-7) ~~and~~
- 2. ~~To eliminate the requirement for each required off-street auto space to open directly on an unobstructed maneuvering aisle; (UZO 4-6-15 b)~~
(The second request was withdrawn by petitioner July 30, 2020.)

on property located at 10 Aretz Lane, Fairfield 11 (SW) 23-4. CONTINUED FROM THE JULY ABZA MEETING BECAUSE NOTICES WERE NOT SENT OUT IN TIME.

3. BZA-2042 ZERN VESS:

Petitioner is requesting a variance to allow a fascia sign of 63.20 sq. ft. in an integrated center instead of the maximum allowed 40 sq. ft. for a Domino's Pizza on a GB zoned lot. The property is located in Paramount-Lakeshore Subdivision, more specifically at 3504 Paramount Drive, Wabash 2 (NE) 23-5. (UZO 4-8-7)

4. BZA-2043 RESONS, LLC:

Petitioner is requesting the following variances to renovate the basement to add a bedroom to the existing nonconforming apartment structure in an R4W zone:

1. To allow a lot width of 50.68 feet from the minimum required 70 feet for a multi-family dwelling; (UZO 2-11-6)
2. To reduce the setback from North Street to 21 feet from the minimum requirement of 25 feet; (UZO 2-11-8)
3. To reduce the setback from N. Chauncey Avenue to 10 feet from the minimum requirement of 25 feet; (UZO 2-11-8) and
4. To reduce the onsite parking to 6 from the minimum requirement of 9 spaces; (UZO 4-6-4)

on property located at 302 N. Chauncey Avenue (commonly known as Chauncey Townhouses Planned Development) in West Lafayette, Wabash 19 (NE) 23-4.

II. ADMINISTRATIVE MATTERS

III. ADJOURNMENT

Determination of Variance
Lafayette Board of Zoning Appeals
Meeting Date: August 17, 2020

July 30, 2020

1. CASE #2020-15 720 CAPITAL, LLC:

Petitioner is requesting a variance to allow two parking spaces instead of the required seven spaces which will allow the conversion of two floors in an existing downtown building into four 2-bedroom apartments, at 707 Main Street, Lafayette, Fairfield 20 (SE) 23-4. (UZO 4-6-3)

RECOMMENDATION:

Staff advises that the above request does not constitute a use variance.

MONTHLY BUDGET REPORT
June 25, 2020 - July 29, 2020

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	\$854,769.00			\$854,769.00	\$60,424.17	\$448,231.50	\$406,537.50
1000-2510-11-30	Part Time Personnel	\$5,000.00			\$5,000.00			\$5,000.00
TOTAL PERSONAL SERVICES		\$859,769.00			\$859,769.00	\$60,424.17	\$448,231.50	\$411,537.50
1000-2510-21-10	Office Supplies -Gen.	\$4,000.00			\$4,000.00	\$40.80	\$185.92	\$3,814.08
1000-2510-21-30	Printing & Signs for Purch	\$2,000.00			\$2,000.00			\$2,000.00
1000-2510-21-40	Minor Equipment	\$1,000.00			\$1,000.00		\$172.70	\$827.30
TOTAL SUPPLIES		\$7,000.00			\$7,000.00	\$40.80	\$358.62	\$6,641.38
1000-2510-31-10	Legal Services	\$27,600.00	\$3,520.00		\$31,120.00	\$2,850.00	\$17,124.50	\$13,995.50
1000-2510-31-90	Other Professional Services	\$500.00			\$500.00			\$500.00
1000-2510-32-10	Travel Costs & Mileage	\$8,000.00	\$10.00		\$8,010.00	\$14.04	\$327.66	\$7,682.34
1000-2510-33-10	Published Legals	\$750.00	\$40.00		\$790.00	\$45.98	\$109.66	\$680.34
1000-2510-36-20	Repair Veh&Equip	\$1,500.00	\$546.00		\$2,046.00		\$678.28	\$1,367.72
TOTAL OTHER SERVICES & CHARGE!		\$38,350.00	\$4,116.00		\$42,466.00	\$2,910.02	\$18,240.10	\$24,225.90
1000-2510-39-10	Dues & Subscriptions	\$5,300.00			\$5,300.00	\$19.00	\$2,407.00	\$2,893.00
TOTAL		\$5,300.00			\$5,300.00	\$19.00	\$2,407.00	\$2,893.00
TOTAL OPERATING EXPENSES		\$45,350.00	\$4,116.00		\$49,466.00	\$2,950.82	\$18,598.72	\$30,867.28
TOTAL BUDGET		\$910,419.00	\$4,116.00		\$914,535.00	\$63,393.99	\$469,237.22	\$445,297.78
Social Security	\$65,773.00							
PERF Retirement	\$95,735.00							
Furnished by County								
TOTAL BUDGET	\$1,071,927.00							