

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Date: September 7, 2022

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

PLEASE NOTE: This meeting will be in person. Members of the public may choose to watch the live-stream on Facebook or YouTube. These links can be found on the APC website at: <https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

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AGENDA

I. APPROVAL OF MINUTES

Documents:

[EXEC 08.03.2022 MINUTES.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

IV. APPROVAL OF THE SEPTEMBER APC PUBLIC HEARING AGENDA

Documents:

[09212022 APC AGENDA.PDF](#)

V. APPROVAL OF THE SEPTEMBER ABZA PUBLIC HEARING AGENDA

Documents:

[09-28-2022 BZA AGENDA.PDF](#)

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

(No new variances were filed this month.)

VII. REVIEW AND APPROVAL OF THE AUGUST BUDGET REPORT

Documents:

[AUGUST 2022 BUDGET REPORT.PDF](#)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

DATE.....August 3, 2022
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/UCJleeA9ZQo9E11GdZTdjurQ/featured>

MEMBERS PRESENT

Larry Leverenz
Kathy Parker
Gary Schroeder
Jerry Reynolds
Greg Jones
Jackson Bogan

MEMBERS ABSENT

Tom Murtaugh

STAFF PRESENT

Kathy Lind
Ryan O’Gara
Eric Burns, Atty
Jennifer Ewen
David Hittle
Larry Aukerman

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 July 6, 2022 public hearing. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

David Hittle stated the petitioner for **S-5085 WOOCALF MINOR SUBDIVISION (minor sketch)** has requested a continuance to the August 17th APC public hearing in order for soil testing to be completed and to hear vacation **V-52** first.

III. PUBLIC HEARING

Gary Schroeder moved that **S-5085 WOOCALF MINOR SUBDIVISION (minor-sketch)** be continued to the August 17th APC public hearing. Greg Jones seconded, and the motion carried by unanimous voice vote.

IV. APPROVAL OF THE AUGUST 2022 APC PUBLIC HEARING AGENDA

Gary Schroeder moved that the following rezoning petitions be placed on the August 17, 2022 Area Plan Commission public hearing agenda:

Z-2848 4-UP, LLC – Shane O’Malley (4-UP PD) (R3W & CBW to PDMX);
Z-2863 Cash-Can (I3 to GB); and
Z-2861 Waldron & Third, LLC c/o Patti Weida (Waldron Apartments Planned Development) (R3W to PDRS)

Greg Jones seconded, and the motion was carried by unanimous voice vote.

Gary Schroeder moved that the following Plat Vacation be placed on the August 17, 2022 Area Plan Commission public hearing agenda:

V-52 VACATION OF LOTS 1-4 IN GEORGE M. NEHER MINOR SUBDIVISION

Greg Jones seconded, and the motion was carried by unanimous voice vote.

V. APPROVAL OF THE AUGUST ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petition be placed on the August 24, 2022 Area Board of Zoning Appeals Public Hearing Agenda:

BZA-2087 TODD & LYNN EDGELL

Greg Jones seconded, and the motion was carried by unanimous voice vote.

Gary Schroeder moved that regarding the following special exception request, this case will not adversely affect the Comprehensive Plan:

BZA-2087 TODD & LYNN EDGELL

Greg Jones seconded, and the motion was carried by unanimous voice vote.

VI. DETERMINATION OF VARIANCES – LAFAYETTE DIVISION OF THE ABZA

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

CASE #2022-17 GUSTAVO MUNOZ;
CASE #2022-18 THOMAS AND KARAN LUCKETT;
CASE #2022-19 TRIPLE R, LLC;
CASE #2022-20 TRIPLE R, LLC;
CASE #2022-21 TRIPLE R, LLC;
CASE #2022-22 TRIPLE R, LLC;
CASE #2022-23 TRIPLE R, LLC;
CASE #2022-24 TRIPLE R, LLC; and
CASE #2022-25 TRIPLE R, LLC.

Greg Jones seconded, and the motion was carried by unanimous voice vote.

VII. REVIEW AND APPROVAL OF THE JULY BUDGET REPORT

Gary Schroeder moved to hear and approve the July 2022 Budget Report as submitted. Greg Jones seconded.

David Hittle stated the Budget Report is included in the packet, and he doesn't have anything urgent to add. He offered to answer any questions.

Larry Leverenz asked for any questions from the commission members. There were none.

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

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

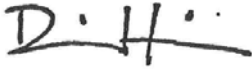
Gary Schroeder moved to adjourn.

Meeting adjourned at 4:36 PM.

Respectfully Submitted,

Jennifer A. Ewen
Recording Secretary

Reviewed By,

A handwritten signature in black ink, appearing to read "D. Hittle". The signature is written in a cursive style with a horizontal line underneath the letters.

David Hittle
Executive Director

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE SEPTEMBER 21, 2022
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE)
A G E N D A

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

RESOLUTION #2022-04, STOCKWELL LAND USE PLAN:

This is a proposed amendment to the *Comprehensive Plan of Tippecanoe County* for the unincorporated town of Stockwell and its surrounding area. (To read this document, please find the link on the main page of the APC website at: www.tippecanoe.in.gov/apc .)

- B. SUBDIVISIONS

S-5091 KOINONIA RIDGE SUBDIVISION, PART 2 (major-preliminary):

Petitioner is seeking preliminary plat approval of a 7-lot single-family residential subdivision (formerly known as Powderhouse Lane Subdivision) of 1.34 acres located on the south side of Walker Court, and west of Powder House Lane in Lafayette, Fairfield 31 (SE) 23-4.

- C. REZONING ACTIVITIES

1. **Z-2864 JAMIE COCHRAN (NB to R1U):**

Petitioner is requesting rezoning of 7 lots, including an existing nonconforming house, located between Commercial and Orchard Streets, more specifically 9008 Commercial Street in Stockwell, Lauramie 8 (NE) 21-3.

2. **Z-2865 JAMES D. HALL for VESTER & ASSOCIATES, INC. (A to R1):**
Petitioner is requesting rezoning for a proposed single-family subdivision of 61 lots on 36.57 acres located at the southeast corner of CR 650 N and CR 50 W, north of Harrison Highlands, in Tippecanoe 19 (SE) 24-4.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE OCTOBER 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: SEPTEMBER 28, 2022
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

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

1. BZA-2088 PURDUE RESEARCH FOUNDATION

Petitioner is requesting a variance to allow 116 parking spaces instead of the required 178 parking spaces to allow for a proposed Rolls Royce Hybrid addition for the property located on 21.37 acres at 1801 Newman Road, West Lafayette, Wabash 24 (SW) 23-5. (UZO 4-6-3)

2. BZA-2089 JAMES D. HALL PS, VESTER & ASSOCIATES, INC

Petitioner is requesting a variance to reduce the front setback to 24 feet from the minimum required 60 feet for the construction of an ATM on the property located at 3457 Bethel Drive, West Lafayette, Wabash 2 (SW) 23-5. (UZO 2-17-7)

- IV. ADMINISTRATIVE MATTERS
- V. ADJOURNMENT

MONTHLY BUDGET REPORT

July 28, 2022 - August 31, 2022

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	\$907,417.00			\$907,417.00	\$72,422.01	\$580,165.86	\$327,251.14
1000-2510-11-30	Part Time Personnel	\$7,000.00			\$7,000.00	\$1,005.00	\$4,136.25	\$2,863.75
TOTAL PERSONAL SERVICES		\$914,417.00			\$914,417.00	\$73,427.01	\$584,302.11	\$330,114.89
1000-2510-21-10	Office Supplies -Gen.	\$2,500.00	\$7.00		\$2,507.00		\$768.57	\$1,738.43
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	\$91.00		\$1,091.00	\$82.74	\$843.79	\$247.21
TOTAL SUPPLIES		\$4,500.00	\$98.00		\$4,598.00	\$82.74	\$1,612.36	\$2,985.64
1000-2510-31-10	Legal Services	\$27,600.00			\$27,600.00	\$880.00	\$11,465.68	\$16,134.32
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	\$190.12	\$1,184.23	\$6,815.77
1000-2510-33-10	Published Legals	\$750.00			\$750.00		\$229.82	\$520.18
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	\$19.00	\$1,177.00	\$4,123.00
TOTAL OTHER SERVICES & CHARGES		\$43,650.00			\$43,650.00	\$1,089.12	\$14,056.73	\$29,593.27
TOTAL OPERATING EXPENSES		\$48,150.00	\$98.00		\$48,248.00	\$1,171.86	\$15,669.09	\$32,578.91
TOTAL BUDGET		\$962,567.00	\$98.00		\$962,665.00	\$74,598.87	\$599,971.20	\$362,693.80

Social Security \$69,953.00
 PERF Retirement \$101,631.00
 Furnished by County
 TOTAL BUDGET \$1,134,151.00