Executive Committee
Notice of Public Hearing
Date: December 4, 2019
Time: 4:30 PM
Place: Tippecanoe County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, IN 47901

AGENDA

I. APPROVAL OF MINUTES

Documents:
EXEC 11.5.2019.PDF

II. NEW BUSINESS

A. FINAL DETAILED PLANS

1. RESOLUTION PD-19-03: MORRIS RENTALS, LLC (443 VINE STREET PD) Z-2771:
Final Detailed Plans for the 443 Vine Street Planned Development. The approved preliminary plans allow for the expansion of an existing two-story duplex into a multi-family building containing a total of four units with 12 bedrooms and a 5-space detached garage in the New Chauncey Neighborhood's Local Historic District. The property is located at 443 Vine Street, West Lafayette, Wabash 19 (NW) 23-4.

Vote Results 5-Yes and 0-No

Documents:
PD19-03 443 VINE STREET PD.PDF

III. PUBLIC HEARING
IV. APPROVAL OF THE DECEMBER APC PUBLIC HEARING AGENDA

Documents:

12182019 APC AGENDA.PDF

V. REVIEW AND APPROVAL OF THE NOVEMBER BUDGET REPORT

Documents:

NOVEMBER 2019 BUDGET REPORT.PDF

VI. OTHER BUSINESS

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

DATE........................................................................................................................ NOVEMBER 6, 2019
TIME........................................................................................................................ 4:30 P.M.
PLACE................................................................................................................... CO. OFFICE BLDG.
...................................................................................................................... 20 N. 3rd STREET
...................................................................................................................... LAFAYETTE, IN 47901

MEMBERS PRESENT
Tom Murtaugh
Greg Jones
Carl Griffin
Gary Schroeder
Larry Leverenz
Jerry Reynolds

MEMBERS ABSENT
Jackson Bogan

STAFF PRESENT
Sallie Fahey
Ryan O’Gara
Kathy Lind
Chyna Lynch
Zach Williams

President Tom Murtaugh called the meeting to order.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the October 2, 2019 Executive Committee public hearing as submitted. Greg Jones seconded, and the motion carried by voice vote.

II. NEW BUSINESS

RESOLUTION #2019-03:
A resolution determining that the Declaratory Resolution and the plans for the Battle Ground Economic Development Area No. 1 conform to the Comprehensive Plan for Tippecanoe County which includes the Town of Battle Ground.

Gary Schroeder moved to hear and vote on RESOLUTION #2019-03. Greg Jones seconded.

Sallie Fahey presented the EDA-TIF map and aerial photos. She said this is Battle Ground’s first TIF district. She indicated on the map the town incorporated boundary which means that some of the land and the parcels are in Tippecanoe County. The purpose of the Plan Commission is to ensure the Economic Development Plan meets the goals of the Comprehensive Plan. The Economic Development Plan is in its first iteration without any specific projects yet. The plan clearly outlines the need to provide necessary infrastructure to prepare for the attraction of a major business entity to the area. The initial interest is in the old Holiday Inn site that has recently been razed and primed for redevelopment. There is also vacant land and shovel-ready commercial subdivision land that could be developed in this area. Originally the Comprehensive Plan for this area was adopted in 1981. There was an amendment to the land use plan that included the town and a significant portion of the county around the town. The amendment to the land use plan, which was done in 1998, was a joint amendment to the Comprehensive Plan that was adopted by the town by Resolution 19-98 and by the County Commissioners by Resolution 98-41CM. This amendment to the land use plan envisioned a commercial and highway related business future for most of this TIF area, specifically between I-65 and 600N. Most of the area north of 600 N, at the time, had no commitment to sanitary sewer or water. That deficiency limited the future to residential. Now that 20 years have passed, sanitary sewer and water can be made available. This area would be fit for further discussion about additional highway commercial, or light industrial uses. The 2045 Metropolitan Transportation Plan includes
more than 25 years of transportation projects which are designed to improve our community and infrastructure to aid in economic development. In this area, the MTP is looking for the state to make I-65 six lanes and a reconstruction of 600 N from SR 43 to Prophets Rock Road. Now that sewer, water, and other infrastructure will become a reality, the Comprehensive Plan elements can respond to those changes. Staff is satisfied that this TIF district meets the vision of those elements of the Comprehensive Plan. Staff recommends approval.

The Committee voted 6-Yes to 0-No to approve Resolution 2019-03 that the plans for the Battle Ground Economic Development Area No. 1 conform to the Comprehensive Plan for Tippecanoe County which includes the Town of Battle Ground.

III. PUBLIC HEARING

Tom Murtaugh read the meeting procedures.

Gary Schroeder moved that there be incorporated into the public hearing portion of each application to be heard this evening and to become part of the evidence at such hearing, the Unified Zoning Ordinance, the Unified Subdivision Ordinance, the Comprehensive Plan, the By-laws of the Area Plan Commission, the application and all documents filed therewith, the staff report and recommendation on the applications to be heard this evening and responses from the checkpoint agencies. Greg Jones seconded and the motion carried by voice vote.

A. SUBDIVISIONS

S-4878 AVALON BLUFF SUBDIVISION, SECTION 2, REPLAT OF LOTS 95-98 (minor-sketch):

Petitioner is seeking primary approval for a replat of four lots into two lots and dedicated right-of-way on 0.678 acres, located on the east side of Lamerocke Way at the Gawain Drive intersection, Wea 15(SE)22-4.

Gary Schroeder moved to hear and vote on S-4878 AVALON BLUFF SUBDIVISION, SECTION 2, REPLAT OF LOTS 95-98 (minor-sketch). Greg Jones seconded.

Kathy Lind presented the zoning map and plat. She said the petitioner is requesting to replat four lots into two lots and road right-of-way. The property is zoned R1B. The purpose of this replat is to correct an oversight from Gawain Drive being unintentionally left off. Instead of 4 lots, there will be two lots and a stub end of Gawain Drive. Staff is recommending conditional primary approval contingent on the following 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.

Cameron Seymour, 1330 Win Hentschel Blvd, West Lafayette, IN 47906, representative for petitioner, said Avalon Bluff Section 3 has been approved. This will be a connection road between the two subdivisions. This was a minor oversight needing corrected.

The Executive Committee voted 6-Yes to 0-No to grant conditional primary approval of S-4878 AVALON BLUFF SUBDIVISION, SECTION 2, REPLAT OF LOTS 95-98 (minor-sketch).

S-4879 TDS COMMERCIAL PARK SUBDIVISION, A REPLAT OF WHITEMAN SUBDIVISION LOTS 1 & 2 (minor-sketch):
Petitioner is seeking primary approval to replat two commercial lots into one lot on 0.64 acres, located between SR 38 and Hine Drive just east of I-65, in Dayton, Sheffield 5(SE)22-3.

Gary Schroeder moved to hear and vote on **S-4879 TDS COMMERCIAL PARK SUBDIVISION, A REPLAT OF WHITEMAN SUBDIVISION LOTS 1 & 2 (minor-sketch)**. Greg Jones seconded.

Kathy Lind presented the zoning map, aerial photos and plat. She said the petitioner owns the two lots located in Dayton on the north side of SR 38 just east of the I-65 entrance and exit ramps. The site was recently rezoned GB specifically for petitioner’s business. There is no access to SR 38; the only access is to Hine Drive to the north and the private driveway installed by INDOT. Petitioner is requesting to remove the property line to build in the area. Staff is recommending conditional primary approval contingent on the following 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 SR 38 E 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 street address and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:
5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Clem Kuns, 105 N. 10th Street, Lafayette, IN 47901, representative for petitioner, said petitioner is proposing to wipe out the lot line to put in a 5,000 square foot warehouse. Petitioner does electrical engineering and systems engineering work for Subaru. He said they concur with the conditions and request approval.

The Executive Committee voted 6-Yes to 0-No to grant conditional primary approval of **S-4879 TDS COMMERCIAL PARK SUBDIVISION, A REPLAT OF WHITEMAN SUBDIVISION LOTS 1 & 2 (minor-sketch)**.

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

Gary Schroeder moved that the following Ratification be placed on the November 20, 2019 Area Plan Commission public hearing agenda:

**Ratification of Resolution 2019-03.**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following subdivision petition be placed on the November 20, 2019 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-4881 MAUCH MAJOR SUBDIVISION (major-preliminary).**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the November 20, 2019 Area Plan Commission public hearing agenda:

**Z-2777 ALEXANDER BOWMAN (NB to R2U); and Z-2778 KENNETH L. JAMES. & JANET I. JAMES (AW to I3).**
Greg Jones seconded and the motion carried by voice vote.

V.  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 #2019-28 ARCP MT Lafayette IN, LLC;  
CASE #2019-29 Star City Crossing, LLC; and  
CASE #2019-30 Dave Brink.

Greg Jones seconded and the motion carried by voice vote.

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

CASE #2019-28 ARCP MT Lafayette IN, LLC;  
CASE #2019-29 Star City Crossing, LLC; and  
CASE #2019-30 Dave Brink.

Greg Jones seconded and the motion carried by voice vote.

VI.  REVIEW AND APPROVAL OF THE OCTOBER BUDGET REPORT

Sallie Fahey said the item of note is in the expenditures this month column under travel cost and mileage. The little over $2,000 was for four staff members to be at the MPO Conference in Fort Wayne.

Gary Schroeder moved to approve the October Budget Report as submitted. Greg Jones seconded and the motion carried by voice vote.

VII.  OTHER BUSINESS

None.

VIII.  ADJOURNMENT

Gary Schroeder moved to adjourn.

The meeting adjourned at 4:46 p.m.

Respectfully submitted,
Chyna Lynch

Recording Secretary
Reviewed by,

Sallie Dell Fahey
Executive Director
RESOLUTION PD-19-03
MORRIS RENTALS LLC (443 VINE STREET PD)
(Z-2771)

STAFF REPORT
November 27, 2019
BACKGROUND:
On August 21, 2019, APC, by unanimous vote, recommended approval of a reclassification from R2U to PDRS on approximately 0.175 acres to expand an existing two-story duplex into a multi-family building containing a total of four units with 12 bedrooms and a 5-space detached garage in the New Chauncey Neighborhood's Local Historic District. The City of West Lafayette Common Council approved the rezone, by unanimous vote, on September 9, 2019.

Petitioner's Final Detailed Plans, consisting of the Construction Plans and Final Plat, meet all conditions required at this stage of the development. Bonding is being requested.

Once the FDPs are approved and recorded and bonding submitted and accepted, the owner will be clear to apply for improvement location permits with the city and begin construction.

STAFF RECOMMENDATION:
Approval of Resolution PD-19-03
RESOLUTION PD-19-03

WHEREAS Preliminary Plans for 443 VINE STREET PLANNED DEVELOPMENT, are approved as part of Z-2771, with conditions attached; and

WHEREAS all conditions of approval necessary for FINAL DETAILED PLANS have been met; and

WHEREAS UZO 2-28-12-a-2 states that minor modifications approvable by the Administrative Officer “any increase in residential density; any decrease in residential density of 10% or more; any increase in building dimension or change in building location other than within the defined building envelope; any change in landscaping other than increases, as determined appropriate by the administrative officer, in the amounts of approved landscaping, substitution of species or redesign with the same materials; any increase in the size of the signage approved with the Preliminary Plan; any change in type of land use; any change in the alignment or intersection of streets; or any change in restrictive covenants, or horizontal property ownership and owners’ association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Planned Development as adopted and passed by the City of West Lafayette Common Council on September 9, 2019;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for 443 VINE STREET PLANNED DEVELOPMENT, does hereby find them to conform to the Approved Planned Development Z-2771 as adopted and passed by the City of West Lafayette Common Council.

__________________________________  __________________________________
THOMAS P. MURTAUGH, PRESIDENT     SALLIE DELL FAHEY, SECRETARY

__________________________________
DATE
THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING
DATE.................................................................................................................. DECEMBER 18, 2019
TIME.................................................................................................................. 6:00 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. SUBDIVISIONS

S-4883 WESTBAKER INDUSTRIAL SUBDIVISION (major-preliminary):
Petitioner is seeking primary approval for a 5-lot industrial subdivision (plus one outlot) on 23.2 acres, located on the east side of Wabash Avenue / South Beck Lane, at the Old Romney Road intersection, in Lafayette, Fairfield 31 (NE) 23-4.

B. REZONING ACTIVITIES

Z-2779 INDIANA BETA OF SIGMA ALPHA EPSILON HOUSE CORP.
(R1 to R1U):
Petitioner is requesting rezoning of three single-family houses located at 424, 426 & 430 Littleton Street, (all of them adjacent to the west from the fraternity on the northwest corner of Quincy Street and North River Road) West Lafayette, Wabash 20 (NW) 23-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE THURSDAY, JANUARY 2ND EXECUTIVE COMMITTEE AGENDA

VII. DIRECTOR’S REPORT

VIII. CITIZENS’ COMMENTS AND GRIEVANCES

IX. ADJOURNMENT
# MONTHLY BUDGET REPORT
October 31, 2019 - November 26, 2019

<table>
<thead>
<tr>
<th>ACCOUNT NUMBER AND NAME</th>
<th>TOTAL APPROPRIATION</th>
<th>ENCUMBRANCE FROM LY</th>
<th>MID YR/ END YR TRANSERS</th>
<th>TOTAL</th>
<th>EXPENDITURES THIS MONTH</th>
<th>EXPENDITURES TO DATE</th>
<th>APPROPRIATION BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1000-2510-11-10 Full Time Personnel</td>
<td>$814,116.00</td>
<td>$814,116.00</td>
<td>$50,158.77</td>
<td>$653,338.95</td>
<td>$160,777.05</td>
<td>$163,652.55</td>
<td></td>
</tr>
<tr>
<td>1000-2510-11-30 Part Time Personnel</td>
<td>$5,000.00</td>
<td>$5,000.00</td>
<td>$2,124.50</td>
<td>$2,124.50</td>
<td>$2,875.50</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL PERSONAL SERVICES</strong></td>
<td><strong>$819,116.00</strong></td>
<td><strong>$819,116.00</strong></td>
<td><strong>$50,158.77</strong></td>
<td><strong>$655,463.45</strong></td>
<td><strong>$163,652.55</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000-2510-21-10 Office Supplies - Gen.</td>
<td>$4,000.00</td>
<td>$39.00</td>
<td>$1,403.00</td>
<td>$2,636.00</td>
<td>$1,984.66</td>
<td>$2,557.64</td>
<td>$78.36</td>
</tr>
<tr>
<td>1000-2510-21-30 Printing &amp; Signs for Purch</td>
<td>$2,000.00</td>
<td>$-305.00</td>
<td>$1,695.00</td>
<td>$1,694.25</td>
<td>$1,694.25</td>
<td></td>
<td>$0.75</td>
</tr>
<tr>
<td>1000-2510-21-40 Minor Equipment</td>
<td>$1,000.00</td>
<td>$436.00</td>
<td>$1,708.00</td>
<td>$3,144.00</td>
<td>$751.99</td>
<td>$3,143.33</td>
<td>$0.67</td>
</tr>
<tr>
<td><strong>TOTAL SUPPLIES</strong></td>
<td><strong>$7,000.00</strong></td>
<td><strong>$475.00</strong></td>
<td><strong>$7,475.00</strong></td>
<td><strong>$4,430.90</strong></td>
<td><strong>$7,395.22</strong></td>
<td></td>
<td><strong>$79.78</strong></td>
</tr>
<tr>
<td>1000-2510-31-10 Legal Services</td>
<td>$27,600.00</td>
<td><strong>$1,156.00</strong></td>
<td><strong>$28,756.00</strong></td>
<td><strong>$19,072.00</strong></td>
<td><strong>$9,684.00</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000-2510-31-90 Other Professional Services</td>
<td>$500.00</td>
<td>$500.00</td>
<td>$500.00</td>
<td>$500.00</td>
<td>$425.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000-2510-32-10 Travel Costs &amp; Mileage</td>
<td>$8,000.00</td>
<td>$8,000.00</td>
<td>$98.80</td>
<td>$4,509.89</td>
<td>$3,490.11</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000-2510-33-10 Published Legals</td>
<td>$750.00</td>
<td>$100.00</td>
<td>$850.00</td>
<td>$386.86</td>
<td>$463.14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000-2510-36-20 Repair Veh&amp;Equip</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
<td>$1,500.00</td>
<td></td>
<td>$1,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL OTHER SERVICES &amp; CHARGE</strong></td>
<td><strong>$38,350.00</strong></td>
<td><strong>$1,256.00</strong></td>
<td><strong>$39,606.00</strong></td>
<td><strong>$24,043.75</strong></td>
<td><strong>$15,562.25</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1000-2510-39-10 Dues &amp; Subscriptions</td>
<td>$5,300.00</td>
<td>$5,300.00</td>
<td>$875.00</td>
<td>$3,219.99</td>
<td>$2,080.01</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$5,300.00</strong></td>
<td><strong>$5,300.00</strong></td>
<td><strong>$875.00</strong></td>
<td><strong>$3,219.99</strong></td>
<td><strong>$2,080.01</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL OPERATING EXPENSES</strong></td>
<td><strong>$45,350.00</strong></td>
<td><strong>$1,731.00</strong></td>
<td><strong>$47,081.00</strong></td>
<td><strong>$4,529.70</strong></td>
<td><strong>$31,438.97</strong></td>
<td><strong>$15,642.03</strong></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL BUDGET</strong></td>
<td><strong>$869,766.00</strong></td>
<td><strong>$1,731.00</strong></td>
<td><strong>$871,497.00</strong></td>
<td><strong>$55,563.47</strong></td>
<td><strong>$690,122.41</strong></td>
<td><strong>$181,374.59</strong></td>
<td></td>
</tr>
</tbody>
</table>

Social Security $62,663.00
PERF Retirement $91,181.00
Furnished by County

TOTAL BUDGET $1,023,610.00