

The
AREA PLAN COMMISSION
of Tippecanoe County

APC Executive Committee Meeting

Date: February 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 01.04.2023.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

IV. APPROVAL OF THE FEBRUARY APC PUBLIC HEARING AGENDA

Documents:

[2 FEBRUARY APC AGENDA.PDF](#)

V. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA

(Because no new cases were filed and all previous cases have been decided, there will not be a February ABZA meeting.)

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

(No new variances were filed this month with the Lafayette ABZA.)

VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT

(Due to weather concerns, this report is not immediately available. It will be posted prior to the meeting and paper copies will be available for distribution at the meeting.)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

DATE..... January 4, 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

Gary Schroeder
Kathy Parker
Jackson Bogan
Tom Murtaugh
Greg Jones
Jerry Reynolds

MEMBERS ABSENT

Larry Leverenz

STAFF PRESENT

Kathy Lind
David Hittle
Austin Hammerli
Eric Burns, Attorney

Gary Schroeder called the meeting to order.

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

I. APPROVAL OF MINUTES

Jackson Bogan moved to approve the minutes from the December 7, 2022 meeting. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

None.

III. PUBLIC HEARING

None.

IV. APPROVAL OF THE JANUARY 2023 APC PUBLIC HEARING AGENDA

Jackson Bogan moved that the following UZO Amendment be placed on the January 18, 2023 Area Plan Commission public hearing agenda:

UZO Amendment #109

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

Jackson Bogan moved that the following rezoning petitions be placed on the January 18, 2023 Area Plan Commission public hearing agenda:

Z-2870 AREA PLAN COMMISSION REZONE OF STOCKWELL (R3, A, GB, NB, R1 and AA to R1, R1B, NBU and GB);
Z-2871 ZANIK CORPORATION (I3 to GB);
Z-2872 THE FRIENDS OF THE EDUCATION BUILDING, INC. (R1U to R3U); and

Z-2873 WHISKIR, LLC (I3 to I2).

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

V. APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA

Jackson Bogan moved that the following petitions be placed on the January 25, 2023 Area Board of Zoning Appeals Public Hearing Agenda:

BZA-2090 CSG REALTY, LLC;
BZA-2091 AMBER E. KING;
BZA-2093 JHS INVESTMENT GROUP LLC c/o RIPAM SINGH;
BZA-2094 WILLIAMS RUIZ RAMIREZ and AMANDA RUIZ; and
BZA-2095 EMILY SAMPSON

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

Jackson Bogan moved that regarding the following special exception requests, these cases will not adversely affect the Comprehensive Plan:

BZA-2090 CSG REALTY, LLC;
BZA-2091 AMBER E. KING;
BZA-2094 WILLIAMS RUIZ RAMIREZ and AMANDA RUIZ; and
BZA-2095 EMILY SAMPSON

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

VI. DETERMINATION OF VARIANCES

A. Lafayette Division of the Area Board of Zoning Appeals

Jackson Bogan moved that 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 #2023-01 ANCHOR SIGN, INC.;
CASE #2023-02 SEYED AMIR SADEGHI;
CASE #2023-03 BRIAN AND JENNIFER BALLARD;
CASE #2023-04 BRIAN AND JENNIFER BALLARD;
CASE #2023-05 CHARLEY SCHALLIOL (SITE ENHANCEMENT SERVICES; and
CASE #2023-06 INNOVATIVE ENGINEERING AND CONSULTING, INC.

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

VII. REVIEW AND APPROVAL OF THE DECEMBER BUDGET REPORT

Jackson Bogan moved to hear and approve the December 2022 Budget Report as submitted. Greg Jones seconded.

David Hittle stated he had nothing to add.

Gary Schroeder asked for any questions from the commission members. There were none.

Gary Schroeder asked all in favor, and the motion carried by unanimous voice vote.

VIII. OTHER BUSINESS

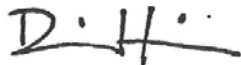
None.

IX. ADJOURNMENT

Jackson Bogan moved to adjourn. Meeting adjourned at 4:35 PM.

Respectfully Submitted,
Kristina Lamb
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 underlining the letters.

David Hittle
Executive Director

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE FEBRUARY 15, 2023
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. COMPREHENSIVE PLAN AMENDMENT

THOROUGHFARE PLAN RESOLUTION 23-02:

This amendment to the *Comprehensive Plan* would make an addition to the adopted *Thoroughfare Plan* by establishing a future non-residential collector parallel and to the east of Concord Road between Veterans Memorial Parkway and CR 600 S.

B. SUBDIVISIONS

- 1. **S-5113 ADRANOS MINOR SUBDIVISION, a replat of Purdue Research Park Ph 3, Pt 2, Lot 8 (minor-sketch):**
Petitioner is seeking primary approval for a one-lot industrial minor subdivision of 2.495 acres (reducing in size the existing 5-acre Purdue Research Park, Lot 8) located at the northwest corner of Endeavor Drive and Yeager Road, specifically 1102 Endeavor Drive (formerly Challenger Drive), West Lafayette, Wabash 01 (NE) 23-5.
- 2. **S-5115 52 FLATS MULTI-FAMILY SUBDIVISION (minor-sketch):**
Petitioner is seeking primary approval for a one-lot multi-family subdivision with 120 existing duplex units in 60 buildings and 42 units in a proposed single apartment building, located on both sides of Pemberly Court and Pemberly Drive, on the west side of Klondike Road, West Lafayette, Wabash 10 (NE) 23-5.

C. REZONING ACTIVITIES

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

Petitioner is requesting rezoning of 411 North 7th Street, the former fellowship hall and education building of First Baptist Church, for proposed apartments. The site is located on the east side of 7th Street between North and Brown Streets, within the Centennial Overlay District, in Lafayette, Fairfield 20 (SE) 23-4. THIS CASE WAS CONTINUED FROM THE JANUARY APC MEETING DUE TO A FILING DEFICIENCY. FIRST 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.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA

VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT