

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: March 15, 2023

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

As of Wednesday, March 8th, no letters regarding any of these cases have been received by APC staff.

II. APPROVAL OF MINUTES

Documents:

[APC MINUTES 02.15.2023.PDF](#)

III. NEW BUSINESS

A. APC RESOLUTION 2023-03:

Recommended changes to the Bylaws from the Ordinance/Bylaws Committees:

- Combine the Ordinance Committee and the Bylaws Committee into a single entity;
- Remove the "Rezoning How-to" instructional brochure from the APC bylaws; and
- Make minor updates to the APC bylaws.

Documents:

IV. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. UZO AMENDMENT #107

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

Documents:

[AMEND107 PLANNED DEVELOPMENTS.PDF](#)

B. SUBDIVISIONS

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

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

Documents:

[S-5116 MEIJER SUBDIVISION REPLAT.PDF](#)

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 FEBRUARY APC MEETING AT PETITIONER'S REQUEST. FINAL CONTINUANCE.*

Documents:

[Z-2872 FRIENDS OF THE EDUCATION BUILDING.PDF](#)

2. Z-2874 TOMISH DEVELOPERS, LLC (PDRS & R3W TO R4W):

Petitioner is requesting rezoning two tracts totaling 4.212 acres (including the former Franklin Builder Associates PD, approved in

1984 but never built) located on the west side of Sagamore Pkwy, just north of its intersection with Northwestern Avenue, specifically, 2541 Neil Armstrong Drive in West Lafayette, Wabash 12 (NE) 23-5. THIS CASE WAS CONTINUED FROM THE FEBRUARY APC MEETING DUE TO THE NEWSPAPER NOT PUBLISHING THE LEGAL AD. FIRST CONTINUANCE.

Documents:

[Z-2874 TOMISH DEVELOPERS.PDF](#)

3. Z-2876 CERES SOLUTIONS COOPERATIVE, INC. (AA TO I3):
Petitioner is requesting rezoning of 10 acres located adjacent to the west and south of 601 SR 28 W, approximately 3000' west of US 231 S near Romney, in Randolph 19 (NW) 21-4.

Documents:

[Z-2876 CERES SOLUTIONS.PDF](#)

4. Z-2877 DAVID KELLER (I3 TO GB):
Petitioner is requesting rezoning of seven lots, used as one, located on the west side of N. 36th Street between Crouch Street and Coleman Court, specifically, 646 – 680 N. 36th Street and 3532 Coleman Court, in Lafayette, Fairfield 22 (SE) 23-4.

Documents:

[Z-2877 DAVID KELLER.PDF](#)

5. Z-2878 PURDUE RESEARCH FOUNDATION (DPD ACTIVATION PROJECT PD) (CBW TO PDNR):
Petitioner is requesting rezoning of approximately 1.55 acres for a proposed single-lot, commercial planned development. A 10,000 square-foot barn building is proposed to be rebuilt on site and is planned to house a restaurant use. The property is located roughly mid-block, largely bounded by Airport Road, State Street and McCutcheon Drive, in West Lafayette, Wabash 24 (SE) 23-5.

Documents:

[Z-2878 PRF PD.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE APRIL EXECUTIVE COMMITTEE AGENDA

Documents:

[04052023 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2023-03 CDOV.PDF](#)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. 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