

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: May 17, 2023

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

Documents:

[APC MINUTES 04.19.2023.PDF](#)

III. NEW BUSINESS

Ratify Administrative Action

IV. PUBLIC HEARING

A. COMPREHENSIVE PLAN RESOLUTION

1. RESOLUTION 2023-04 WEST LAFAYETTE PARKS & OPEN SPACE PLAN:

Per request of the city council, an amendment to the *Comprehensive Plan's* Park Recreation and Open Space Plan. This amendment provides for recommendations on new proposed park and trail locations within West Lafayette city limits and its vicinity along with strategies to implement the plan's recommendations.

Documents:

B. SUBDIVISIONS

1. **S-5123 ARBOR CHASE, SECTION 6, PHASE 2 (MAJOR-PRELIMINARY):**
Petitioner is seeking preliminary plat approval of a 59-lot single-family residential subdivision on 39.98 acres, located east of the intersection of Westmoreland Drive and Millingden Trail, west of Soldiers Home Road, and south of Lauren Lakes Subdivision, West Lafayette, Wabash 32 (SW) 24-4. CONTINUED FROM THE APRIL 19TH APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

Documents:

[S-5123 ARBOR CHASE, SECTION 6, PHASE 2.PDF](#)

C. REZONING ACTIVITIES

1. **Z-2876 CERES SOLUTIONS COOPERATIVE, INC. (AA TO I3):**
Petitioner is requesting rezoning of 4.72 acres (*amended from 10 acres by petitioner on 5/8/23*) located adjacent to the west of 601 SR 28 W, approximately 3000' west of US 231 S near Romney, in Randolph 19 (NW) 21-4. CONTINUED FROM THE MARCH 15TH APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

Documents:

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

2. **Z-2879 SHN HOLDINGS, LLC (332 BROWN STREET PD)(CBW TO PDNR):**
Petitioner is requesting rezoning of approximately one acre for a proposed hotel development. The proposed seven-story hotel is planned to contain 149 guest rooms and a 147-space internal, structured parking garage. The property is located at 332 Brown Street, West Lafayette, Wabash 20 (SW) 23-4.

Documents:

[Z-2879 332 BROWN STREET PD.PDF](#)

3. **Z-2880 DON KOEHLER (R1U TO NBU):**
Petitioner is requesting a rezone of 2.2 acres located on the west side of Dayton Road, south of Walnut Street and north of the railroad tracks, specifically 304 Dayton Road, in the Town of Dayton, Sheffield 9 (NW) 22-3. CONTINUED FROM THE APRIL 19TH APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

Documents:

[Z-2880 DON KOEHLER.PDF](#)
[Z-2880 LETTER.PDF](#)

4. **Z-2884 VAN ROOY PROPERTIES, INC. - RUSS SEILER (THE UPLANDS AT PARK EAST PD)(GB TO PDRS):**

Petitioner is requesting rezoning of approximately 20 acres for a multi-family apartment development. The proposed multi-building project is planned to contain a maximum of 312 units and approximately 585 surface-lot parking spaces with additional parking in both attached and detached garages. The property is located on the east side of Park East Blvd, just north of the Kettle Circle intersection, Lafayette, Fairfield 25 (NW) 23-4.

Documents:

[Z-2884 THE UPLANDS AT PARK EAST PD.PDF](#)

5. **Z-2891 RAMEY MASCREEN (NB TO R1):**

Petitioner is requesting a rezone of two lots totaling 9.52 acres in area, located on the east side of SR 43 N, south of SR 225 and west of Midnight Drive, specifically replatted Lots 3 and 4 in Mystic Woods subdivision, Tippecanoe 22 (NW) 24-4.

Documents:

[Z-2891 RAMEY MASCREEN.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE JUNE EXECUTIVE COMMITTEE AGENDA

Documents:

[06072023 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2023-05 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