

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE JANUARY 20, 2021
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

**(TENTATIVE)
AGENDA**

*Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at apc@tippecanoe.in.gov. Comments must include **name** and **address** to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube <https://www.youtube.com/channel/UCJLeeA9ZQo9EIIgDzTdjurQ> (you must be a subscriber to comment).*

Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

III. NEW BUSINESS

IV. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

UZO AMENDMENT #99 SOLAR ENERGY SYSTEMS:

This proposed amendment would amend sections of the UZO to include requirements for solar energy systems in Chapters 1, 3, 4 and Appendix L.

B. SUBDIVISIONS

1. **S-4971 GATTEN SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval for a four-lot subdivision on 26.489 acres (plus two parcels created through parcelization) located on the north side of Jackson Highway, specifically 4344 Jackson Highway, in Wabash 9 (SE) 23-5.

2. **S-4973 COVENANT SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval for a three-lot subdivision on 1.72 acres, located on the west side of Happy Hollow Road between Chippewa Street and Knox Drive, in West Lafayette, Wabash 8 (SW) 23-4.

C. REZONING ACTIVITIES

1. **Z-2813 SENTRY REAL ESTATE HOLDINGS, LLC (A to GB):**
Petitioner is requesting rezoning of two tracts of 11.41 acres total, located on the south side of Sagamore Parkway between CR 400 W and 475 W, specifically, 4521 US 52 W, in Wabash 4 (SE) 23-5.
2. **Z-2814 BETHANY RANEY (R1 to R2):**
Petitioner is requesting rezoning of one lot located at the southeast corner of Klondike Road and E. Pine Avenue, specifically, 101 E. Pine, in Wabash 14 (NW) 23-5.
3. **Z-2815 MANOLO RENTING, LLC (I1 to GB):**
Petitioner is requesting rezoning of 1.692 acres located on the south side of SR 38 E, specifically, the former Kyger Bakery property located at 3829 SR 38 E, in Lafayette, Fairfield 35 (SW) 23-4.
4. **Z-2816 MICHAEL E. MOLTER (A to RE):**
Petitioner is requesting rezoning of 25.965 acres for a proposed Rural Estate subdivision of twelve lots (plus two lots in Molter Four Minor subdivision and two parcels in P20-23 Zanik Corporation. These four lots/parcels are not included in the rezone request, but would utilize the same private street in Outlot A.) The site is located on the east side of CR 200 E, just north of CR 750 S, in Wea 34 (NW) 22-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

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

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT