

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

DATE..... JANUARY 6, 2021  
TIME..... 4:30 P.M.  
PLACE..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

*Due to the public health emergency, the meeting was held virtually. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>*

**MEMBERS PRESENT**

Larry Leverenz  
Gary Schroeder  
Greg Jones  
Jerry Reynolds  
Tom Murtaugh

**MEMBERS ABSENT**

Jackson Bogan

**STAFF PRESENT**

Sallie Fahey  
Ryan O’Gara  
Don Lamb  
Kathy Lind  
Chyna Lynch  
Zach Williams, Atty.

Larry Leverenz called the meeting to order.

Attorney, Zach Williams, called the roll to establish members present.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the December 2, 2020 meeting. Greg Jones seconded and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

**FINAL DETAILED PLANS**

**FINAL DETAILED PLANS RESOLUTION PD-21-01: WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION (West Lafayette Public Library PD) Z-2798:**

Final Detailed Plans, consisting of Construction Plans and Final Plat for the West Lafayette Public Library Planned Development. The approved preliminary plans, for the proposed two-lot planned development, allow for the construction of a 10,406-square foot, 2-story expansion of the current library building on Lot 1. Proposed Lot 2 will continue to contain an existing 139-space parking garage. The property is located at 208 W. Columbia Street, West Lafayette, Wabash 19 (NW) 23-4.

Gary Schroeder moved to hear and approve **RESOLUTION PD-21-01**. Greg Jones seconded.

Ryan O’Gara presented the final detailed plans. He said last fall, the West Lafayette Public Library came to the APC for this expansion project which is a two-lot project. There was an error in the original project that neglected to final plat the lot that the garage is on. This approval will fix that. The library will be expanding by nearly 10,500 square feet to the west. The existing garage is not going to change. There will be a reprogramming of the parking garage assignments. The final detail plans are all in order with only an error to fix on the private utility plan. Bonding is being requested. Staff recommended approval.

Larry Leverenz asked if the petitioner wanted to make a presentation or if there were any documents that needed to be shared through GoToMeeting.

Tyler Ochs, 201 Main Street, Lafayette, 47901, representative for petitioner, said they agreed with staff and they are ready to get this project going.

Larry Leverenz said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O’Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was approved 5 yes to 0 no.

**Yes-Votes**

Larry Leverenz  
Jerry Reynolds  
Gary Schroeder  
Tom Murtaugh  
Greg Jones

**No-Votes**

**III. PUBLIC HEARING**

Larry Leverenz 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.

**SUBDIVISIONS**

**S-4963 CASA BELLA MINOR SUBDIVISION (minor-sketch):**

Petitioners are seeking primary approval for three lots on 6.786 acres located on the west side of CR 500 E 1/3 mile south of CR 300 N, in Fairfield 12 (NE) 23-4. *CONTINUED FROM THE DECEMBER APC MEETING IN ORDER FOR SOIL TESTING TO BE DONE. SECOND CONTINUANCE.*

Gary Schroeder moved to hear and approve **S-4963 CASA BELLA MINOR SUBDIVISION (minor-sketch)**. Greg Jones seconded.

Kathy Lind presented the zoning map, plat, and aerial photos. She said this property is 6.7 acres located on the west side of CR 500E and is zoned R1. There is A zoning across the street to the east and a little bit of Flood Plain to the north. This property is mostly wooded. The driveway to the south is how two of the three lots will get their access. Lot 1 is a flag lot with a 25-foot wide area that touches the county road and is marked as an ingress and egress easement although it has an NVA along the frontage. Lot 3 has a wide drainage area and a drainage easement as well. Staff recommended approval contingent on the following conditions:

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved locations, a "No Vehicular Access" statement shall be platted along the CR 500 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 Regulatory Flood Elevation and Boundary for the Crist Fassnacht regulated drain floodplain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Larry Leverenz asked if the petitioner wanted to make a presentation or if there were any documents that needed to be shared through GoToMeeting.

Todd Starr, 215 Alabama Street, Lafayette, IN 47901, representative for petitioner, said staff did a great job explaining the project. We are utilizing the easements and setbacks because the lot lines are along deep ravines and the proposed easements and setbacks can keep people away and allow the surveyor's office to monitor if someone prohibits water flow.

Larry Leverenz said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O'Gara if we received any citizen comments. There were none.

Zach Williams conducted a vote by roll call. The motion was conditional approval 5 yes to 0 no.

**Yes-Votes**

Larry Leverenz  
Jerry Reynolds  
Gary Schroeder  
Greg Jones  
Tom Murtaugh

**No-Votes**

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

Gary Schroeder moved that the following Resolution be placed on the January 20, 2021 Area Plan Commission public hearing agenda:

**Resolution 2021-01 Amendment to the Consolidated Creasy/Central Economic Development Plan.**

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

Gary Schroeder moved that the following Unified Zoning Ordinance Amendment be placed on the January 20, 2021 Area Plan Commission public hearing agenda:

**UZO AMENDMENT #99 SOLAR ENERGY SYSTEMS**

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

Gary Schroeder moved that the following subdivision petitions be placed on the January 20, 2021 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-4971 GATTEN SUBDIVISION (minor-sketch); and  
S-4973 COVENANT SUBDIVISION (minor-sketch).**

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

Gary Schroeder moved that the following rezoning petitions be placed on the January 20, 2021 Area Plan Commission public hearing agenda:

**Z-2813 SENTRY REAL ESTATE HOLDINGS, LLC (A to GB);  
Z-2814 BETHANY RANEY (R1 to R2);  
Z-2815 MANOLO RENTING, LLC (I1 to GB); and  
Z-2816 MICHAEL E. MOLTER (A to RE).**

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

#### **V. APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following petitions be placed on the January 27, 2021 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-2047 DESIGN TEAM SIGN COMPANY LLC.; and**  
**BZA-2048 JIM HAWBAKER.**

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

#### **VI. DETERMINATION OF VARIANCE – LAFAYETTE DIVISION OF THE ABZA**

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:

**#2021-01 THAYER’S ENTERPRISES, INC.;**  
**#2021-02 TERIDAAT INVESTMENTS, INC.;**  
**#2021-03 SWITZER RE HOLDINGS, LLC;**  
**#2021-04 ANTIQUE CANDLE WORKS, INC.;**  
**#2021-05 MURTAUGH LAW LLC;**  
**#2021-06 DAHM NO.26 LLC; and**  
**#2021-07 DAHM NO.54 LLC.**

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

Gary Schroeder moved that the sign ordinance be strictly adhered to on the following case:

**#2021-06 DAHM NO.26 LLC.**

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

#### **VII. REVIEW AND APPROVAL OF THE DECEMBER BUDGET REPORT**

Gary Schroeder moved to hear and approve the December Budget Report as submitted.

Sallie Fahey said the Committee was sent two budget reports. The first one goes through the end of December and shows the expenditures this month. There is not much of serious importance. We were able to pay up almost to the end of the year from billings that we received from legal counsel which represents the \$5,500. We are in good shape as you might expect in a year where we were not going to conferences and traveling. The next budget report shows the January budget. It shows the encumbrances from the 2020 budget of bills that we will be paying in 2021. In other professional services there is \$9,773. \$7,500 of that will be for the second payment to the Mercer Group. The balance of that are expenses we can pay now because we have been invoiced for their expenses for advertising the position and preparing the promotional piece about the job and community. The amount in dues and subscriptions represents the yearly payment for the Journal & Courier. When we get to the February meeting, we will have the full expenses from January.

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

#### **VIII. OTHER BUSINESS**

None.

**IX. ADJOURNMENT**

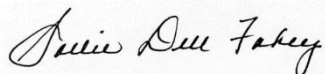
Gary Schroeder moved to adjourn.

Meeting adjourned at 4:54 p.m.

Respectfully Submitted,

Chyna R. Lynch  
Recording Secretary

Reviewed By,

A handwritten signature in cursive script that reads "Sallie Fahey". The signature is written in black ink on a light-colored background.

Sallie Fahey