

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE.....MAY 19, 2021
TIME..... 6:00 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

(Tentative)
AGENDA

This meeting will be in person.

Members of the public may choose to watch and comment on 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. UNIFIED ZONING ORDINANCE AMENDMENTS

UZO AMENDMENT #100:

This omnibus amendment would update the UZO in four minor areas:

- It would allow basement window wells to extend into a front or rear setback in certain circumstances;
- It would expand the maximum allowable floor area for contracting businesses;
- It would allow fewer required parking spaces for farm machinery and industrial truck repair; and
- It would introduce restrictions to shipping containers used for residential and agricultural storage.

B. REZONING ACTIVITIES

1. **Z-2827 JOSHUA SHIVES (R1 to AW):**

Petitioner is requesting rezoning of 32.4 landlocked acres (some area is in the FP) located north of the Sam Wilson Subdivision, west of US 231 South, in Wea 30 (SE) 22-4. CONTINUED FROM THE APRIL APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

2. **Z-2828 HERON BAY DEVELOPMENT, LLC (R1 to R1A):**
Petitioner is requesting rezoning of 28.37 acres located on the east side of CR 50 W for a future single-family subdivision of 82 lots, located 1/4 mile north of Kalberer Road, in West Lafayette, Wabash 6 (NE) 23-4. With Commitment.

3. **Z-2829 FAITH LEGACY PROPERTIES, INC. (A to I1):**
Petitioner is requesting rezoning of 10.77 acres located on the south side of CR 800 N, just west of Kipp Farm Road, in Washington 14 (NE) 24-3. With Commitment.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE JUNE EXECUTIVE COMMITTEE AGENDA
- VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals
- VIII. DIRECTOR'S REPORT
- IX. CITIZENS' COMMENTS AND GRIEVANCES
- X. ADJOURNMENT