

THE
AREA BOARD OF ZONING APPEALS
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: MARCH 23, 2021
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE) AGENDA

This meeting will be in person.

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

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

1. BZA-2068 KOH AND COURTNEY KNOX:

Petitioners are requesting a special exception to permit an agricultural rental hall in the AW zone with a maximum capacity of 295 people. The proposed hours of operation are Monday through Thursday 8:00 AM to midnight and Friday through Sunday 8:00 AM to 2:00 AM with all outdoor activities ceasing at midnight. The property is located at 5124 Jackson Hwy, Shelby 08 (NE) 23-5 (UZO 3-2). With commitments and conditions. Continued from the February 23, 2022 hearing per petitioner's request. This is petitioners' final continuance.

2. BZA-2072 TIM VALIANT:

Petitioner is requesting a parking variance to allow 16 spaces instead of the minimum required 41 spaces for Kona Ice of Tippecanoe County's truck storage facility and one additional tenant in an NB zone. The property is located at 10 S 550 E, Perry 30 (NW) 23-3 (UZO 4-6-3).

3. BZA-2073 JON SHEIDLER – LANDWORX ENGINEERING:

Petitioner is requesting the following variances for a proposed Arby's restaurant with drive-thru in an HB zone:

- 1. To allow a 38' front setback instead of the minimum required 60' front setback along a primary arterial road (UZO 2-18-17) and
- 2. To allow a 20' bufferyard along the adjacent property zoned R2 to the east instead of the minimum required 30' (UZO 4-9-3-a).

The site is located at 6001 SR 43 N, Lot 1 in Arora Minor Subdivision in Battle Ground, Tippecanoe 22 (SW) 24-4.

- IV. ADMINISTRATIVE MATTERS
- V. ADJOURNMENT