

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

DATE..... JULY 06, 2022
TIME.....4:45 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

This meeting was held in-person. Members of the public could watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>

MEMBERS PRESENT

Larry Leverenz
Vicki Pearl
Greg Jones
Kathy Parker
Gary Schroeder
Tom Murtaugh
Jackson Bogan
Jerry Reynolds

MEMBERS ABSENT

STAFF PRESENT

David Hittle
Ryan O’Gara
Kathy Lind
Eric Burns, Atty.
Jennifer Ewen
Maureen McNamara

Gary Schroeder called the meeting to order at 4:35 PM.

I. APPROVAL OF MINUTES

Jerry Reynolds moved to approve the minutes from the June 01, 2022 public hearing. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. CREATING TWO NEW ZONES FOR TOWNHOUSE DEVELOPMENTS

APC staff Ryan O’Gara stated we introduced this to you and the content that has been developed at the last meeting, so the point of today is to answer any questions and take any comments. Pending any edits or further discussion, he is hoping to advance this. The next step would be to put this into an ordinance format, and that will have a ripple effect through the ordinance because multiple chapters will be impacted when a new district is created. The expectation is once the content is agreed upon, we will come back to you when we are ready with the final ordinance terminology and citations in its proper order. Since the Use Table is one area that would be impacted, we have talked about possibly reworking the Use Table. He did present this a few weeks ago to BAGL, and he urged them to attend this meeting if they had anything to add.

Steve Schreckengast, Citation Homes, Lafayette, said if you were trying to do a development with 50 fourplex buildings, it sounds like it would be better to do a PD, but the problem with a PD, in some jurisdictions, is that you could spend a lot of money on a PD, and then it doesn’t get approved at a City Council meeting. He is just trying to figure out the most efficient way to do a development.

Derrin Sorenson, Tippecanoe Development LLC, Lafayette, said after reviewing this information, it still has the caveat that the Administrative Officer can dictate the exterior colors, windows, doors, etc. He would like to see something less stringent.

Ryan O’Gara said he would be open to ideas to be prescriptive.

Derrin Sorenson, Tippecanoe Development LLC, Lafayette said if we are trying to do affordable housing, we don't need to be adding things to make the project more expensive.

Ryan O'Gara said the affordability is a big part of this effort, but the development requirements are all minimum, so if anyone wanted to go bigger with more luxury, they certainly would have that ability.

Chad Spitznagle, Building Commissioner, West Lafayette, said to avoid the need to get a variance, he would like to see the property line go around the building and still use the common area in the development plan as the setback.

Ryan O'Gara said philosophically we are all on the same page, but we need to still work out some details. We need to make some changes.

David Hittle stated all of these conversations should take place before the hearing, so we are needing a continuance for this.

Ryan O'Gara agreed with David Hittle.

Per Ryan O'Gara's verbal consent, this will be continued until the next meeting.

III. CITIZEN COMMENT

Steve Schreckengast, Citation Homes, Lafayette, said he would like to talk with someone about a requirement for a sidewalk bond.

IV. ADJOURNMENT


Larry Leverenz moved to adjourn. Vicki Pearl seconded.

The meeting adjourned at 5:07 p.m.

Respectfully Submitted,

Jennifer Ewen
Recording Secretary

Reviewed By,

A handwritten signature in black ink, appearing to read "D. Hittle", with a horizontal line extending to the right.

David Hittle
Executive Director