

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

DATE..... December 7, 2022  
TIME.....4:30 P.M.  
PLACE..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

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

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

(none)

**STAFF PRESENT**

Kathy Lind  
Austin Hammerli  
Amanda Esposito  
David Hittle  
Eric Burns, Attorney

Larry Leverenz called the meeting to order.

Attorney Eric Burns, called the roll to establish members present.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the November 2, 2022 meeting. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

None.

**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 recommendations on the applications to be heard this evening and responses from the checkpoint agencies.

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

**SUBDIVISIONS**

**S-5104 JOHN STEELE SUBDIVISION (minor-sketch):** Petitioners are seeking preliminary plat approval for a three-lot residential minor subdivision of 4.09 acres, located on the south side of Taft Road just west of Haven Court, specifically, 4714 Taft Road, Wabash 35 (NW) 24-5.

Gary Schroeder moved to hear and vote on **S-5104 JOHN STEELE SUBDIVISION (minor-sketch)**. Greg Jones seconded.

APC staff Kathy Lind presented the zoning map and aerial photos. Property is a 4-acre parent tract on the south side of Taft Road, just south of the five-way intersection at 500 N and Morehouse Road. The property is zoned R1 single-family residential, as is all surrounding property. Flood Plain associated with Indian Creek is located a bit further to the east. It was indicated that there may be a dilapidated structure in the middle of the property that will be torn down. The minor sketch plan was displayed, showing three lots. Two of the lots will be flag lots with a 20-foot tail connecting them to Taft Road. There will be a 'no vehicular access' statement along the frontage of Taft, except for the driveway. All three lots will access through this point. There are seven listed conditions and APC staff is recommending conditional primary approval.

Larry Leverenz called for the petitioner or the petitioner's representative.

Kyle Betz, Chastain & Associates LLC, 625 S Earl Ave, Lafayette, stated he has reviewed the conditions and has no objections or concerns. He is available to answer any questions.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There were none.

Larry Leverenz asked for any questions from the commission. There were none.

Larry Leverenz called for a vote on the white ballot.

Eric Burns collected the ballots and noted 7 -Yes to 0 -No for conditional primary approval of **S-5104 JOHN STEELE SUBDIVISION (minor-sketch)**.

<b>Yes – Votes</b>		<b>No - Votes</b>
Tom Murtaugh	Larry Leverenz	(none)
Gary Schroeder	Greg Jones	
Kathy Parker	Jerry Reynolds	
Jackson Bogan		

#### **IV. APPROVAL OF THE DECEMBER 2022 APC PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following subdivision petition be placed on the December 21, 2022 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-5108 Harrison Woods (major-preliminary).**

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

Gary Schroeder moved that the following rezoning petitions be placed on the December 21, 2022 Area Plan Commission public hearing agenda:

##### **Z-2869 Kevin & Tammy Underhill (GB to R1).**

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

#### **V. APPROVAL OF THE NOVEMBER/DECEMBER ABZA AGENDA**

Gary Schroeder moved that the following petitions be placed on the December 7, 2022 Area Board of

Zoning Appeals Public Hearing Agenda:

**BZA-2090 CSG Realty, LLC;**  
**BZA-2091 AMBER E. KING; and**  
**BZA-2092 Jennifer O'Shea**

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

Gary Schroeder moved that regarding the following special exception requests, these cases will not adversely affect the Comprehensive Plan:

**BZA-2090 CSG Realty, LLC;**  
**BZA-2091 AMBER E. KING; and**  
**BZA-2092 Jennifer O'Shea**

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

## **VI. REVIEW AND APPROVAL OF THE NOVEMBER BUDGET REPORT**

Gary Schroeder moved to hear and approve the November 2022 Budget Report as submitted. Greg Jones seconded.

David Hittle stated he had nothing to add.

Larry Leverenz asked for any questions from the commission members. There were none.

Larry Leverenz asked all in favor, and the motion carried by unanimous voice vote.

## **VII. OTHER BUSINESS**

None.

## **VIII. ADJOURNMENT**

Gary Schroeder moved to adjourn. Meeting adjourned at 4:37 PM.

Respectfully Submitted,  
Kristina Lamb  
Recording Secretary

Reviewed By,



David Hittle  
Executive Director