

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE MARCH 15, 2023
TIME 7:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

**(TENTATIVE)
AGENDA**

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS
- IV. PUBLIC HEARING
 - A. ORDINANCE AMENDMENTS

UZO AMENDMENT #107

This amendment would update and amend the planned development portion of the ordinance.

- B. SUBDIVISIONS

S-5116 MEIJER #186 SUBDIVISION, A REPLAT OF LOT 4 (minor-sketch):

Petitioner is seeking primary approval to replat existing Lot 4 into two lots in order to permit more signage without the need of a sign variance, on a Take 5 oil change business and accessory car wash currently under construction at 2678 US 52 West, West Lafayette, Wabash 2 (NW) 23-5. CONTINUED FROM THE MARCH EXECUTIVE COMMITTEE MEETING DUE TO PUBLIC NOTICE INSUFFICIENCIES. FIRST CONTINUANCE.

- C. REZONING ACTIVITIES

- 1. **Z-2872 THE FRIENDS OF THE EDUCATION BUILDING, INC. (R1U to R3U):**

Petitioner is requesting rezoning of 411 North 7th Street, the former fellowship hall and education building of First Baptist Church, for proposed apartments. The site is located on the east side of 7th Street between North and Brown Streets, within the Centennial Overlay District, in Lafayette, Fairfield 20 (SE) 23-4. THIS CASE WAS CONTINUED FROM THE FEBRUARY APC MEETING AT PETITIONER'S REQUEST. FINAL CONTINUANCE.

2. **Z-2874 TOMISH DEVELOPERS, LLC (PDRS & R3W to R4W):**
Petitioner is requesting rezoning two tracts totaling 4.212 acres (including the former Franklin Builder Associates PD, approved in 1984 but never built) located on the west side of Sagamore Pkwy, just north of its intersection with Northwestern Avenue, specifically, 2541 Neil Armstrong Drive in West Lafayette, Wabash 12 (NE) 23-5. THIS CASE WAS CONTINUED FROM THE FEBRUARY APC MEETING DUE TO THE NEWSPAPER NOT PUBLISHING THE LEGAL AD. FIRST CONTINUANCE.
3. **Z-2876 CERES SOLUTIONS COOPERATIVE, INC. (AA to I3):**
Petitioner is requesting rezoning of 10 acres located adjacent to the west and south of 601 SR 28 W, approximately 3000' west of US 231 S near Romney, in Randolph 19 (NW) 21-4.
4. **Z-2877 DAVID KELLER (I3 to GB):**
Petitioner is requesting rezoning of seven lots, used as one, located on the west side of N. 36th Street between Crouch Street and Coleman Court, specifically, 646 – 680 N. 36th Street and 3532 Coleman Court, in Lafayette, Fairfield 22 (SE) 23-4.
5. **Z-2878 DPD ACTIVATION PROJECT (PRF)(CBW to PDNR):**
Petitioner is requesting rezoning of approximately 1.55 acres for a proposed single-lot, commercial planned development. A 10,000 square-foot barn building is proposed to be rebuilt on site and is planned to house a restaurant use. The property is located roughly mid-block, largely bounded by Airport Road, State Street and McCutcheon Drive, in West Lafayette, Wabash 24 (SE) 23-5.

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