

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE .....MAY 20, 2020  
TIME ..... 6:00 P.M.  
PLACE..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

*Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include **name** and **address** to be heard. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>*

**(TENTATIVE)  
A G E N D A**

I. BRIEFING SESSION

Approval of this May 20<sup>th</sup> Area Plan Commission agenda

II. APPROVAL OF MINUTES

III. NEW BUSINESS

**RESOLUTION 2020-03 ELLSWORTH PROJECT:**

A resolution determining that an amendment to the *Consolidated Creasy/Central Lafayette Redevelopment Plan* conforms to the *Comprehensive Plan for Tippecanoe County*, specifically the proposed Ellsworth Project to be built between South, 4<sup>th</sup>, 5<sup>th</sup> and Alabama Streets.

IV. PUBLIC HEARING

A. SUBDIVISIONS

**S-4905 BELLE TERRA SUBDIVISION, REVISED (major-preliminary):**

Petitioner is seeking primary approval to replace the original 77 lot (and 2 outlots) preliminary plat approved July 18, 2018 (S-4755) on the same 27.64 acre tract located at the northwest corner of CR 600 N and CR 75 E, in Tippecanoe 20 (SE) 24-4. The new layout will be for 79 single-family lots and 3 outlots, including a community building/clubhouse. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH OR APRIL DUE TO HEALTH CONCERNS.

## B. REZONING ACTIVITIES

1. **Z-2783 CARR FAMILY FARM, LLC (A to I3):**  
Petitioner is requesting rezoning of three tracts totaling 97.806 acres east of I-65, south of Haggerty Lane and west of the T-intersection of CR 650 E with Haggerty Lane, adjacent to the north of the Dayton Town limits, specifically 6445 E 200 S, Sheffield 5 (NW) 22-3. With Commitment added February 19<sup>th</sup>. CONTINUED FROM THE FEBRUARY 19, 2020 APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH OR APRIL DUE TO HEALTH CONCERNS.
2. **Z-2784 THOMAS C. AND SUSAN L. RIEHLE (R2U to NBU):**  
Petitioners are requesting rezoning of one lot located on the east side of N. 13<sup>th</sup> Street between Union and Elizabeth Streets, specifically, 723 N. 13<sup>th</sup> Street, Lafayette, Fairfield 21 (SW) 23-4. CONTINUED FROM THE FEBRUARY 19, 2020 APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH OR APRIL DUE TO HEALTH CONCERNS.
3. **Z-2786 HERON BAY DEVELOPMENT, LLC – GREG MILAKIS (STONEHENGE PD, PHASE 4)(R1 & PDRS to PDRS):**  
Petitioner is requesting rezoning for a single-family development totaling 107 lots and 6 outlots on private streets. The property is located roughly southeast of the intersection of Amesbury and Monument Drives in Stonehenge subdivision, Wabash 34 (NW) 24-5. CONTINUED FROM THE APRIL APC AGENDA; THERE WAS NO PUBLIC HEARING IN APRIL DUE TO HEALTH CONCERNS.
4. **Z-2788 ANTIQUE CANDLE WORKS, INC. (GB to I2):**  
Petitioner is requesting rezoning of a 1-acre tract located at the southeast corner of Schuyler Avenue and N. 16<sup>th</sup> Street, specifically 1611 Schuyler Avenue, Lafayette, Fairfield, Longlois Reserve (SW) 23-4. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH OR APRIL DUE TO HEALTH CONCERNS.
5. **Z-2789 SPRING VALLEY MANAGEMENT, LLC (R2U & R3U to R3U):**  
Petitioner is requesting rezoning to legitimize an existing four-unit apartment building in order to renovate the building. The property is located downtown on the east side of S. 8<sup>th</sup> Street, specifically 9 South 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH OR APRIL DUE TO HEALTH CONCERNS.
6. **Z-2790 DENISE STALL (AA to GB):**  
Petitioner is requesting rezoning of a one acre lot located at the southwest corner of West Street and High Street (aka CR 1175 S), specifically, 11728 West Street, Clarks Hill, Lauramie 23 (SE) 21-3. CONTINUED FROM THE APRIL APC AGENDA; THERE WAS NO PUBLIC HEARING IN APRIL DUE TO HEALTH CONCERNS.

7. **Z-2791 HABITAT FOR HUMANITY OF LAFAYETTE, INC. (PDRS to R1B):**  
Petitioner is requesting rezoning of two lots within Crosser Commons PD on the east side of Power House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4. CONTINUED FROM THE APRIL APC AGENDA; THERE WAS NO PUBLIC HEARING IN APRIL DUE TO HEALTH CONCERNS.
8. **Z-2792 TBIRD DESIGN SERVICES CORPORATION (GB to I3):**  
Petitioner is requesting rezoning of two 5 acre tracts located on the south side of Veterans Memorial Parkway and north of Old CR 350 S, east of Sagamore Parkway, specifically 4418 E Old 350 S and the unimproved 5 acres adjacent to the east, in Wea 12 (NW) 22-4. CONTINUED FROM THE APRIL APC AGENDA; THERE WAS NO PUBLIC HEARING IN APRIL DUE TO HEALTH CONCERNS.
9. **Z-2793 MURTAUGH LAW, LLC (R1 to GB):**  
Petitioner is requesting rezoning a triangular-shaped half an acre of land located between Old SR 25 N and Aretz Lane, south of CR 300 N, specifically 10 Aretz Lane, in Fairfield 11 (NW) 23-4. CONTINUED FROM THE APRIL APC AGENDA; THERE WAS NO PUBLIC HEARING IN APRIL DUE TO HEALTH CONCERNS.
10. **Z-2794 TECUMSEH DENTAL PROPERTIES, LLC (R1B to NB):**  
Petitioner is requesting rezoning of three lots at the southwest corner of Teal Road (US 52) and S. 18<sup>th</sup> Street in order to expand an existing dentist's office, at 1709 Teal Rd., Lafayette, Fairfield 33 (SW) 23-4.
11. **Z-2795 K & K HOMES, LLC (R1A to R1B):**  
Petitioner is requesting rezoning of 27.57 acres (Belle Terra Major Subdivision) at the northwest corner of CR 600 N and CR 75 E in Tippecanoe 20 (SE) 24-4. 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