

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

DATE..... JANUARY 2, 2019
 TIME..... 4:30 P.M.
 PLACE..... CO. OFFICE BLDG.
 20 N. 3rd STREET
 LAFAYETTE, IN 47901

MEMBERS PRESENT

Tom Murtaugh
 Carl Griffin
 Jackson Bogan
 Gary Schroeder

MEMBERS ABSENT

Greg Jones
 Jerry Reynolds
 Gerry Keen

STAFF PRESENT

Kathy Lind
 Ryan O'Gara
 Diana Trader
 Zach Williams, Atty.

President Tom Murtaugh called the meeting to order.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the December 5, 2018 Executive Committee public hearing as submitted. Carl Griffin seconded and the motion carried by voice vote.

II. NEW BUSINESS**A. BELATED PRIMARY APPROVAL EXTENSION REQUEST**

The developer, South18th LLC (represented by Brian Keene) is requesting a sixth extension of the primary approval originally granted September 17, 2003 and extended several times (expired September 17, 2018). The preliminary plat includes 180 single-family lots (plus 3 outlots) on 73.27 acres and is located on the west side of Concord Road (CR 250 E) at Mondavi Boulevard, in Wea 15 (SW) and 16 (SE) 22-4.

Gary Schroeder moved to approve a 6th primary approval extension request for HICKORY RIDGE SUBDIVISION (S-3375). Carl Griffin seconded.

Kathy Lind presented the zoning map, aerial photos and sketch plan. Kathy highlighted the area zoning history and area land use patterns. Kathy said the Hickory Ridge Subdivision is located on the west side of Concord Road (CR 250 E) at Mondavi Boulevard. She said this subdivision is zoned R1 single-family residential, and the preliminary plat was approved in 2003. There have been 5 primary approval extension requests and the petitioner is now asking for a 6th. She said a lot of this has been final platted, but she pointed out an area for which a final plat is currently under review. Kathy pointed out one area which has not yet been final platted. She said the staff does not believe there have been any changes in zoning restrictions or subdivision regulations since 2003 that would warrant revisions to the original

conditional primary approval. She said staff is recommending approval contingent on any applicable conditions of the original primary approval which are listed below.

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. If the County Highway Department approval of the CR 350 S entrance requires more right-of-way than proposed on the preliminary plat, the necessary right-of-way shall be dedicated by separate document and recorded.
2. Street names accepted by the Post Office and 911 shall be used.
3. Temporary turnarounds shall be shown at the two street stub ends.
4. The Lafayette City Engineer shall approve the sanitary sewer and water plans.
5. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department.
6. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District and meeting the requirements of the County Drainage Board as required by Tippecanoe County Ordinance #93-18-CM.
7. The County Drainage Board shall approve the drainage plans.
8. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

9. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
10. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
11. All required building setbacks shall be platted.
12. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

13. The purpose, ownership and maintenance of Outlots A, B and C shall be specified.

Tom Murtaugh asked how this differed from what was done at the December 19, 2018 Area Plan Commission meeting. Kathy said that because the previous extension had already expired petitioner had to request authorization to file this request after approval expired. At the December 19, 2018 Area Plan Commission meeting the board voted to authorize filing a belated primary approval extension request. Now the Executive Committee will vote whether to approve this request for a belated primary approval extension.

Tom Murtaugh asked if the petitioner was present and he was not. Zach Williams, attorney for the Area Plan Commission, said this was not a problem because it is not a rezoning.

The Committee voted by ballot 4-Yes to 0-No to approve the belated primary approval extension request of **HICKORY RIDGE SUBDIVISION (S-3375).**

III. PUBLIC HEARING

IV. APPROVAL OF THE JANUARY AREA PLAN COMMISSION PUBLIC HEARING AGENDA:

Gary Schroeder moved that the following subdivision petitions be placed on the January 16, 2019 Area Plan Commission public hearing agenda at petitioners' request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

S-4811 STEARNS MINOR SUBDIVISION (minor-sketch)

S-4812 LINDBERG POINT VILLAS SUBDIVISION (major-preliminary)

Carl Griffin seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the January 16, 2019 Area Plan Commission public hearing agenda:

Z-2751 TIPPECANOE DEVELOPMENT II, LLC (A to R1B) with commitment

Z-2753 NANCY L. EVANS (GB to A)

Z-2754 LAUREN ALEXANDER (R1B to R2U)

Z-2755 KARMA ENTERPRISES, LLC (I1 & R1U to NBU)

Carl Griffin seconded and the motion carried by voice vote.

V. APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petition be placed on the January 23, 2019 Area Board of Zoning Appeals Public Hearing agenda:

BZA-2001 FORBICK ENTERPRISES, LLC

Carl Griffin seconded and the motion carried by voice vote.

VI. DETERMINATION OF VARIANCES – Lafayette Division

Gary Schroeder moved that the following requests for variances from the Unified Zoning Ordinance are not requests for use variances, prohibited from consideration by ordinance and statute:

CASE #2019-01 BROWELL ENTERPRISES / CUSTOM MACHINE SHOP

CASE #2019-02 ASW REAL ESTATE, LLC

CASE #2019-03 LANDMARK SIGN GROUP

Carl Griffin seconded and the motion carried by voice vote.

Gary Schroeder moved that the sign ordinance be strictly adhered to for the following request:

CASE #2019-03 LANDMARK SIGN GROUP.

Carl Griffin seconded and the motion carried by voice vote.

VII. REVIEW AND APPROVAL OF THE DECEMBER BUDGET REPORT

Ryan O'Gara said he had nothing to add regarding the report. Tom Murtaugh asked if there were questions; there were none.

Gary Schroeder moved to approve the December budget report as submitted. Carl Griffin seconded and the motion carried by voice vote.

VIII. OTHER BUSINESS

None

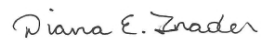
IX. ADJOURNMENT

Gary Schroeder moved to adjourn. Carl Griffin seconded and the motion carried by voice vote.

The meeting adjourned at 4:40 p.m.

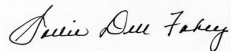
Respectfully submitted,

Diana E. Trader



Acting Recording Secretary

Reviewed by,



Sallie Dell Fahey
Executive Director