

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

DATE.....August 21, 2019
TIME.....6:00 P.M.
PLACE.....County Office Bldg.
20 N. 3rd Street
Lafayette, IN 47901

MEMBERS PRESENT

Jackson Bogan
Tom Murtaugh
Gary Schroeder
Tracy Brown
Vicki Pearl
Diana Luper
Jerry Reynolds
Greg Jones
Lisa Dillum
Tyrone Taylor
Michelle Long
Larry Leverenz

MEMBERS ABSENT

Dr. Carl Griffin
Gerry Keen
Jake Gray
Roland Winger
Perry Brown

STAFF PRESENT

Ryan O’Gara
John Burns
Chyna Lynch
Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 21st day of August 2019 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

President Tom Murtaugh called the meeting to order.

I. BRIEFING SESSION

Tom Murtaugh asked for the Briefing Session.

CONTINUED CASES

Ryan O’Gara said there is one case to be continued: **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary)**. The petitioner has requested a continuance to the September 18th, 2019 meeting due to public notice not meeting statutory requirements.

II. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the July 17, 2019 meeting as submitted. Greg Jones seconded, and the minutes were approved by unanimous voice vote.

III. NEW BUSINESS

A. FINAL DETAIL PLANS

APC Resolution PD 19-02: Final Detail Plans for the Aspire 2019 Planned Development.

Gary Schroeder moved to hear and approve APC Resolution PD 19-02: Final Detailed plans for the Aspire 2019 Planned Development. Greg Jones seconded.

Ryan O’Gara presented the final detailed plans. He said this is a simple rezone petition. The project has been completed and approved along with the previous rezone petition, the final detailed plans, and bonding. Purdue Research Foundation with their partner Balfour Beatty are interested in expanding the use table thus requiring a rezone. The rezone includes transient guest rental uses in the facility. Ryan said that PRF is interested in using Building A, the western most building, for transient guest housing. The change in the parking table would allow 50 spaces for transient guest parking. All former approval documents will be carried over with a revised use table. The final detail plans are complete, and staff recommended approval.

The petitioner was present but did not speak.

The Area Plan Commission voted by ballot 12-Yes to 0-No to approve **APC RESOLUTION PD 19-02: FINAL DETAIL PLANS FOR ASPIRE 2019 PLANNED DEVELOPMENT.**

IV. PUBLIC HEARING

Tom Murtaugh 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 recommendation on the applications to be heard this evening and responses from the checkpoint agencies.

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

Gary Schroeder moved that **S-4861 PURDUE RESEARCH PARK AEROSPACE DISTRICT (major-preliminary)** be continued to the September 18th APC meeting at petitioner’s request. Greg Jones seconded, and the motion carried by voice vote.

A. REZONING ACTIVITIES

1. **Z-2771 MORRIS RENTALS, LLC – SUSAN MORRIS JOHNSON (443 Vine Street PD)(R2U to PDRS):**

Petitioner is requesting rezoning of an existing two-story duplex to build an addition to the rear to add two units for a total of 12 bedrooms in four units as well as a 5-space detached garage in the New Chauncey Neighborhood’s Local Historic District. The property is located at 443 Vine Street, West Lafayette, Wabash 19 (NE) 23-4.

Gary Schroeder moved to hear and approve **Z-2771 MORRIS RENTALS, LLC – SUSAN MORRIS JOHNSON (443 Vine Street PD) (R2U to PDRS).** Greg Jones seconded.

Ryan O’Gara presented the zoning map, plat, and aerial photos. He said the site is in the new Chauncey neighborhood in West Lafayette on Vine Street. The property is a historical duplex with a two-car garage. This project is to preserve and enhance the existing structure while adding two units. The new units will be invisible from Vine Street with walkways that can access the other units. The Vine Street frontage is not changing. There will be more landscaping. The two-car garage will be demolished and replaced with a five-bay garage to accommodate needs of the residents. The City of West Lafayette Historic Preservation Commission has scrutinized the plans and given it preliminary approval. Staff sees this project as a great way to add historic preservation while creating modest density. Staff recommended approval.

Marianne Mitten Owen, Stuart & Branigan, LLP, 300 Main Street, Lafayette, IN 47901, representative for petitioner said the staff report could not get better. She asked for positive recommendation to the City of West Lafayette Common Council for approval of the rezone.

Gary Schroeder said this looks like a nice project that will add modest density to the area.

The Commission voted by ballot 12-Yes to 0-No to recommend approval to the West Lafayette City Council for **Z-2771 MORRIS RENTALS, LLC – SUSAN MORRIS JOHNSON (443 Vine Street PD) (R2U to PDRS).**

2. **Z-2772 HABITAT FOR HUMANITY OF LAFAYETTE (R1U to NBU):**

Petitioner is requesting rezoning of one lot located at 808 Wabash Avenue to expand the existing adjacent parking lot located on the west side of Wabash Avenue, south of Ellsworth Street, Lafayette, Fairfield 29 (NW) 23-4.

Gary Schroeder moved to hear and approve **Z-2772 HABITAT FOR HUMANITY OF LAFAYETTE (R1U to NBU).** Greg Jones seconded.

John Burns presented the zoning map, plat, and aerial photos. He said this rezone petition is along Wabash Avenue next to Sacred Grounds Coffee shop. South of the coffee shop is a parking lot that was previously zoned NBU for parking. The land in this request is a 30' by 120' strip adjacent to the parking lot. The lot is currently gravel and not formally a parking lot. If approved, the lot would be used for additional parking and incorporate the parking area with access from the alley. Staff recommended approval.

Daniel Teder, Reiling Teder & Schrier, LLC, 250 Main Street, Suite 601, Lafayette, IN 47901, representative for petitioner said Habitat for Humanity has acquired the funding from Wabash River Enhancement and Vectren Foundation grants to improve this property. Presently, the site has benches on the east side with the remainder being vacant gravel. The property will serve as a parking lot for Sacred Grounds coffee shop and Harvest Chapel Church which owns the property. Habitat for Humanity has a mission statement of neighborhood revitalization. This project will allow them to do just that. Dan said the petitioner has spoken with the City of Lafayette and they expressed their support. He said they concur with staff recommendations.

The Commission voted by ballot 12-Yes to 0-No to recommend approval to the Lafayette City Council for **Z-2772 HABITAT FOR HUMANITY OF LAFAYETTE (R1U to NBU).**

3. **Z-2773 TIPPECANOE DEVELOPMENT II, LLC (NB, GB, I1, R1 to R3):**

Petitioner is requesting rezoning of 60.73 acres for a multi-family development of 22 sixteen-unit buildings and 75 duplexes located on the east side of Concord Road, south of Veterans Memorial Parkway and north of the Kirkpatrick Regulated Drain, specifically 3713 S 250 E, Wea 10 (SE) 22-4.

Gary Schroeder moved to hear and approve **Z-2773 TIPPECANOE DEVELOPMENT II, LLC (NB, GB, I1, R1 to R3).** Greg Jones seconded.

John Burns presented the zoning map, plat, and aerial photos. He said this area was all originally zoned R1. The current zoning was approved in 2006 but the plans were never developed and the land was never subdivided. This request would retain some GB zoning along the intersection of Concord and Veterans Memorial Parkway and leave some Industrial zoning outside the proposed rezone area. The R3 zoning district would support, based a non-binding site plan, an apartment complex and duplex complex. Promenade Parkway would be extended through the property to the east and then stubbed at the end of the property. There is sewer and water available as stated in a letter from the City of Lafayette. There is also a bus route along Concord Road. Staff recommended approval.

Daniel Teder, Reiling Teder & Schrier, LLC, 250 Main Street, Suite 601, Lafayette, IN 47901, representative for the petitioner said this is a 60-acre tract bordered on the south by the Kirkpatrick Ditch. The west is

zoned GB near Concord Road and the north is zoned GB. To the east, there is residential zoning. The concept plan will need to go through the subdivision process where expected changes will occur. The site will be developed in phases. The development will have one- and two-bedroom apartments and one, two, or three-bedroom duplexes. Dan said this type of development is needed in this area. All the rents will be market-based. The city can support water and sewer. Dan said they concur with the staff recommendation and ask for a positive recommendation from the Commission.

The Commission voted by ballot 12-Yes to 0-No to recommend approval to the Tippecanoe County Commissioners for **Z-2773 TIPPECANOE DEVELOPMENT II, LLC (NB, GB, I1, R1 to R3).**

4. Z-2774 ALEC WILLIAMS (NB to R1U):

Petitioner is requesting rezoning of a lot located at the southwest corner of Kossuth and S. 21st Street, specifically 2049 Kossuth Street, Lafayette, Fairfield 28 (SE) 23-4.

Gary Schroeder moved to hear and approve **Z-2774 ALEC WILLIAMS (NB to R1U).** Greg Jones seconded.

John Burns presented the zoning map, plat, and aerial photos. He said that this property is in the southwest corner of Kossuth Street and South 21st Street. North of the property is Auto Body Specialties with Oakland School farther to the east. Most of Kossuth Street from 4th Street to Earl Avenue is residentially zoned with commercial nodes. Most of the land use in the commercial areas are residential. Prior to 1998, the zoning ordinance had a zoning district called Local Business which was similar to Neighborhood Business except it allowed residential uses. A home and a business were permitted on the same lot in this former zoning district. In 1998, Local Business was converted to Neighborhood Business which prohibited residential uses. This home has historically been used residentially with nonconforming status that would not allow it to be rebuilt in the commercial zoning. Petitioner is rezoning this property to make it conforming and extend the property's life as a residential use. Staff recommended approval.

Alec Williams, 1007 Elliot Street, Lafayette, IN 47905, said he is the owner of Heartland Concept that specializes in renovating homes in West Lafayette and Lafayette. He recently came under contract with the homeowners and found out that the home is zoned NB. He is asking for the property to be rezoned residentially to protect the resale potential of the home. He said the footprint of the home will not change; there will only be cosmetic, interior and exterior upgrades. He thanked the Commission.

The Commission voted by ballot 12-Yes to 0-No to recommend approval to the Lafayette City Council for **Z-2774 ALEC WILLIAMS (NB to R1U).**

V. ADMINISTRATIVE MATTERS

None

VI. APPROVAL OF THE SEPTEMBER EXECUTIVE COMMITTEE AGENDA

There are no new cases for the September 4, 2019 Executive Committee meeting.

VII. DETERMINATION OF VARIANCES

None

VIII. DIRECTOR'S REPORT

Ryan O'Gara said there was nothing new to report.

IX. CITIZENS' COMMENTS AND GRIEVANCES

None

X. ADJOURNMENT

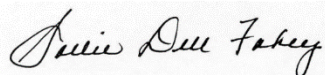
Gary Schroeder moved to adjourn.

The meeting adjourned at 6:26 p.m.

Respectfully Submitted,

Chyna R. Lynch
Recording Secretary

Reviewed By,

A handwritten signature in cursive script that reads "Sallie Fahey". The signature is written in black ink on a light-colored background.

Sallie Fahey
Executive Director