

**TIPPECANOE COUNTY BOARD OF COMMISSIONERS**  
**REGULAR MEETING**  
*August 4, 2008*

The Tippecanoe County Commissioners met on Monday, August 4, 2008 at 10:00 a. m. in the Tippecanoe Room in the County Office Building. Commissioners present were: President Ruth E. Shedd, Vice President John L. Knochel, and Member KD Benson. Also present were: Auditor Jennifer Weston, Attorney Doug Masson, and Secretary Jennifer Prange.

Commissioner Ruth Shedd called the meeting to order and led the pledge of allegiance.

***APPROVAL OF MINUTES***

- Commissioner Knochel moved to approve minutes from the June 24, 2008 and July 21, 2008, second by Commissioner Benson; motion carried.

***ACCOUNTS PAYABLE VOUCHERS***

Commissioner's Assistant Frank Cederquist recommended approval of accounts payable vouchers from July 24, 25, 31, 2008 and August 1, 4, 2008 as presented without exception.

- Commissioner Benson moved to approve the accounts payable vouchers as submitted, second by Commissioner Knochel; motion carried.

***REZONES***

**Z-2379 - DAVID A. & SHARON K. HALE, TRUSTEES UNDER THE DAVID A. HALE LIVING TRUST (A to R3), ORDINANCE 2008-13-CM**

*Continued until September 2, 2008, Commissioner's meeting.*

**Z2382 – SUPERIOR STRUCTURES, INC. (I3 TO GB), ORDINANCE 2008-14-CM;**  
 Petitioner is requesting rezoning of 7.796 acres, namely Lots 1,2, and 10 of 52 South Industrial Subdivision located on both sides of Dale Drive, on the northeast side of US 52, Wea 12 (SE) 22-4.

- Commissioner Knochel moved to hear and approve Rezone A-2382; Ordinance 2008-14-CM, second by Commissioner Benson; motion carried.

*(quote)*

July 17, 2008  
 Ref. No.: 08-242

**CERTIFICATION**

RE: **Z-2382--SUPERIOR STRUCTURE (I3 to GB):** Petitioner is requesting rezoning of 7.796 acres, namely Lots 1, 2, and 10 of 52 South Industrial Subdivision, located on both sides of Dale Drive, on the northeast side of US 52, Wea 12 (SE) 22-4.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 16, 2008 the Area Plan Commission of Tippecanoe County voted 11 yes - 1 no on the motion to rezone the subject real estate from I3 to GB. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at their August 4, 2008 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,  
/s/Sallie Dell Fahey  
Executive Director

*(unquote)*

Dan Teder, Reiling, Teder, and Schrier, spoke on behalf of the petitioner. Rick Johnson is requesting a rezone for a parcel zoned I3 located near US 52 and CR 350. Mr. Teder confirmed surrounding parcels in this area are zoned either GB or I3. The owner has developed many sites in the county and is requesting rezoning for retail businesses to possibly include a boat dealer, a trailer dealer, and a landscaping business all of which are allowed in a GB zone. The owner has not received any objections from surrounding property owners regarding this rezone.

Public Comment

None

Auditor Weston recorded the vote:

Knochel	Yes
Benson	Yes
Shedd	Yes

Ordinance 2008-14-CM passes 3-0.

**Z-2385 – G & L DEVELOPMENT CO., INC. (GB TO R3), ORDINANCE 2008-15-CM;**

Petitioner is requesting rezoning of a landlocked piece of land 1.088 acres in area, located approximately 250' south of US 52 W, and west of Klondike Road, Wabash 3 (SE) 23-5.

- Commissioner Knochel moved to hear Rezone Z-2385, Ordinance 2008-15-CM, second by Commissioner Benson; motion carried.

*(quote)*

July 17, 2008  
Ref. No.: 08-245

**CERTIFICATION****RE: Z-2385-- G & L DEVELOPMENT CO., INC. (GB to R3):**

Petitioner is requesting rezoning of a landlocked piece of land 1.03 acres in area, located approximately 250' south of US 52 W, and 180' west of Klondike Road, Wabash 3 (SE) 23-5.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 16, 2008 the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no on the motion to rezone the subject real estate from GB to R3. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at their August 4, 2008 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,  
/s/Sallie Dell Fahey  
Executive Director

(unquote)

Dan Teder, Reiling, Teder, and Schrier, spoke on behalf of the petitioner. Mr. Teder reported the proposed rezone property is located near Klondike Road and US 52. The adjoining property was rezoned in 2000 from GB to R3; the petitioner received the property in trade and failed to include this tract in the rezone. Mr. Teder confirmed there are three access points to this property located on Klondike Road, US 52 and Peridia Drive of which an easement exists.

**Public Comment**

Robbie Lockhart, 3424 Klondike Road, owns a garden center located directly next to the proposed rezoned property. Mr. Lockhart stated approval of this rezone will be a detriment to his business; he claims this property will need a large amount of construction that could be problematic with a marsh and retention pond located nearby. He explained how the marsh and retention pond have been a problem in the past with surrounding residential and commercial areas. Mr. Lockhart also claims there is problem with the existing easement and the traffic in the area and suggested the proposed entrance be carefully evaluated.

Dan Teder noted this is a zoning request as opposed to a building request and the issues brought forth by Mr. Lockhart pertain mostly to construction on the site. Mr. Teder stated he is not aware of any problems with the easement in that area.

Auditor Weston recorded the vote:

Knochel	Yes
Benson	Yes
Shedd	Yes

Ordinance 2008-15-CM passes 3-0.

***GEOGRAPHIC INFORMATION SYSTEMS – Diane Hawkins***

Director Hawkins reported the commissioners received a request from the state to obtain access to the GIS layers maintained by the county. She introduced Jim Sparks the Geographical Information Officer for the State of Indiana. Mr. Sparks explained the request represents a long-term plan to obtain information for the state GIS system to support economic development and public safety. If Tippecanoe County contributes copies of county parcel layers, other organizations can attach their information to identify potential opportunities. Director Hawkins explained all this information will be available on the Indiana University website after completion.

Commissioner Knochel confirmed this information would be extremely helpful to the Department of Homeland Security especially in the event of a disaster.

- Commissioner Knochel moved to approve the request for the GIS data with funding provided by a Department of Homeland Security Grant, second by Commissioner Benson; motion carried.

***GRANTS***

Laurie Wilson requested approval to apply for a Gannett Foundation Grant. Michael Prickett from Court Services explained he would like to start an art class for juveniles in the after-school program through Court Services. If his office receives the grant money he will purchase art supplies to start an art class for children to develop new skills and talents. The grant request is approximately \$2,500.

- Commissioner Knochel moved to grant approval to apply for the Gannett grant for Court Services, second by Commissioner Benson; motion carried.

***YOUTH SERVICES – Rebecca Humphrey***

Youth Services Director Rebecca Humphrey requested permission to complete an RFP to DCS for providing funding for probation programs through JAMS, Truancy Mediation and Cary Home after-care programming.

- Commissioner Knochel moved to grant approval to advertise the RFP for funding of probation services, second by Commissioner Benson; motion carried.

***PARKING GARAGE FIRE ALARM RENEWAL AGREEMENT***

Commissioner's Assistant Frank Cederquist requested approval of the Parking Garage Fire Alarm Renewal Agreement. The agreement represents a 4% increase.

- Commissioner Knochel moved to approve the agreement as presented, second by Commissioner Benson; motion carried.

***APPOINTMENT TO WEST LAFAYETTE LIBRARY BOARD***

- Commissioner Benson moved to appoint Mark Davis to the West Lafayette Library Board, second by Commissioner Knochel; motion carried.

***UNFINISHED/NEW BUSINESS*****EDIT Capital Improvement Plan - Amendment 46 – Additional Funding Project 4, 10 & 56; New Project 60 – Community Corrections Exterior Repair**

Attorney Doug Masson gave details regarding Resolution 2008-31-CM which provides additional funding for Projects #4, #10, and #56 and adds New Project #60. Funding is as follows:

\$610,000 for Ambulances

\$650,000 for Tax/Assess Software

\$220,000 for HVAC Project

\$300,000 for Community Corrections Exterior Renovation and Repairs

Commissioner Knochel suggested including the generator for Community Corrections in this amendment for 2008.

- Commissioner Knochel moved to approve Resolution 2008-31-CM, including \$100,000 for a generator for Community Corrections - New Project #61, second by Commissioner Benson; motion carried.

***REPORTS ON FILE***

Weights and Measures

Clerk of Circuit Court

Parks & Recreation

Mail & Duplicating

Tippecanoe County Public Library

Treasurer

***PUBLIC COMMENT***

None

- Commissioner Knochel moved to adjourn.
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**BOARD OF COMMISSIONERS OF  
THE COUNTY OF TIPPECANOE**

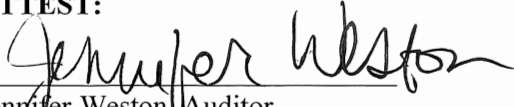
*Ruth E. Shedd*

Ruth E. Shedd, President

*absent*

John L. Knochel, Vice President

**ATTEST:**

  
\_\_\_\_\_  
Jennifer Weston, Auditor

  
\_\_\_\_\_  
KD Benson, Member