

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: February 15, 2023

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. BRIEFING SESSION

Continued cases:

- o Z-2872 The Friends of the Education Building, Inc. (R1U to R3U): Petitioner is requesting this case be continued to the March 15th APC meeting. This will be petitioner's second and final continuance.
- o Z-2874 Tomish Developers, LLC (PDRS & R3W to R4W): Continue this case to the March 15th APC meeting because the Journal & Courier failed to publish the required legal advertisement.

II. APPROVAL OF MINUTES

Documents:

[APC MINUTES 01.18.2023.PDF](#)

III. NEW BUSINESS

Updating the APC bylaws by amending our forms

IV. PUBLIC HEARING

A. COMPREHENSIVE PLAN RESOLUTION

1. THOROUGHFARE PLAN RESOLUTION 23-02:

This amendment to the *Comprehensive Plan* would make an addition to the adopted *Thoroughfare Plan* by establishing a future non-residential collector parallel and to the east of Concord Road between Veterans Memorial Parkway and CR 600 S.

Vote Results

14-Yes and 0-No

Documents:

[THOROUGHFARE PLAN RESOLUTION 23-02.PDF](#)

B. SUBDIVISIONS

1. S-5113 ADRANOS MINOR SUBDIVISION, A REPLAT OF PURDUE RESEARCH PARK PH 3, PT 2, LOT 8 (MINOR-SKETCH):

Petitioner is seeking primary approval for a one-lot industrial minor subdivision of 2.495 acres (reducing in size the existing 5-acre Purdue Research Park, Lot 8) located at the northwest corner of Endeavour Drive and Yeager Road, specifically 1102 Endeavour Drive (formerly Challenger Drive), West Lafayette, Wabash 01 (NE) 23-5.

Conditional Primary Approval

14-Yes and 0-No

Documents:

[S-5113 ADRANOS MINOR SUB.PDF](#)

2. S-5115 52 FLATS MULTI-FAMILY SUBDIVISION (MINOR-SKETCH):

Petitioner is seeking primary approval for a one-lot multi-family subdivision with 120 existing duplex and fourplex units in 41 buildings and a proposed single apartment building with 42 units, located on both sides of Pemberly Court and Pemberly Drive, on the west side of Klondike Road, Wabash 10 (NE) 23-5.

Conditional Primary Approval

Conditional Plenary Approval

14-Yes and 0-No

Documents:

[S-5115 52 FLATS SUBDIVISION.PDF](#)

C. REZONING ACTIVITIES

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

****Continue this case to the March 15th APC meeting at petitioner's request.****

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 JANUARY APC MEETING DUE TO A FILING DEFICIENCY. FIRST CONTINUANCE.

Documents:

[Z-2872 FRIENDS OF THE EDUCATION BUILDING.PDF](#)

2. Z-2874 TOMISH DEVELOPERS, LLC (PDRS & R3W TO R4W):

****Continue this case to the March 15th APC meeting because the Journal & Courier failed to publish the legal ad.****

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.

Documents:

[Z-2874 TOMISH DEVELOPERS.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA

Documents:

[03012023 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

No variances have been filed for the February hearing.

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit www.tippecanoe.in.gov/ada