

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: February 17, 2021

Time: 6:00pm

Place: County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, Indiana 47901

AGENDA

I. PLEASE NOTE:

Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at apc@tippecanoe.in.gov. Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook at: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube at <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgGdZTdjurQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

II. BRIEFING SESSION

III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 01.20.2021.PDF](#)

IV. NEW BUSINESS

A. FINAL DETAILED PLANS RESOLUTION

- 1. RESOLUTION PD-21-02: WESTMINSTER VILLAGE WEST LAFAYETTE, INC. (WESTMINSTER VILLAGE COTTAGES PD, PHASE 1, PART 2) Z-2760**
Final Detailed Plans for the Westminster Village Cottages PD. The approved preliminary plans allow for the construction of multiple residential and optional mixed-use building types on a single,

consolidated lot. Two initial phases are planned to contain 29 single-family detached "cottages" in total (17 in phase one and 12 in phase two). Phase 1, Part 2 contains 6 single-family "cottage" units. The property is located at 2741 Salisbury Street, West Lafayette, Wabash 7 (NW) 23-4.

Vote Results 16-Yes and 0-No

Documents:

[WESTMINSTER VILLAGE COTTAGES.PDF](#)

V. PUBLIC HEARING

A. REZONING ACTIVITIES

1. Z-2813 SENTRY REAL ESTATE HOLDINGS, LLC (A TO GB):

Petitioner is requesting rezoning of 3.3 acres (revised from the original three tracts totaling 13 acres), for a proposed warehouse and office for electrical contracting, located on the south side of Sagamore Parkway between CR 400 W and 475 W, specifically, 4521 US 52 W, in Wabash 4 (SE) 23-5. Continued from the January APC meeting at petitioner's request.

Vote Results 16-Yes and 0-No

Documents:

[Z-2813 SENTRY REAL ESTATE HOLDINGS.PDF](#)

2. Z-2820 TRINITAS DEVELOPMENT, LLC (R1 TO R1 & R3):

Petitioner is requesting rezoning of 40.32 acres to R3 and rezoning 18.58 acres to R1 with commitment, for a proposed student apartment development located on the north side of SR 26 W, less than one mile west of the US 52/231 intersection, in Wabash 14 (SE) 23-5. With commitments.

Vote Results:

Commitment #1 14-Yes and 0-No

Commitment #2 15-Yes and 0-No

Rezone 0-Yes and 15-No

Documents:

[Z-2820 TRINITAS DEVELOPMENT, LLC.PDF](#)

[LETTERS IN SUPPORT.PDF](#)

[LETTERS IN OPPOSITION.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA

Documents:

[03032021 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - ABZA

Documents:

[2021-02 CDOV.PDF](#)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT