

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

**Executive Committee**  
**Notice of Public Hearing**

**Date: March 7, 2018**

**Time: 4:30 PM**

**Place: Tippecanoe County Office Building**

Tippecanoe Room

**20 North Third Street**

**Lafayette, Indiana 47901**

**AGENDA**

**I. APPROVAL OF MINUTES FROM THE FEBRUARY 7TH MEETING**

Documents:

EXEC 02.07.2018.PDF

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

**IV. APPROVAL OF THE MARCH APC PUBLIC HEARING AGENDA**

Documents:

03212018 APC AGENDA.PDF

**V. APPROVAL OF THE MARCH ABZA PUBLIC HEARING AGENDA**

Documents:

03282018 ABZA AGENDA.PDF

**VI. DETERMINATION OF VARIANCES - LAFAYETTE DIVISION OF THE ABZA**

Documents:

2018-03 LDOV.PDF

**VII. REVIEW AND APPROVAL OF THE FEBRUARY BUDGET REPORT**

Documents:

FEBRUARY BUDGET REPORT.PDF

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

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

DATE..... FEBRUARY 7, 2018  
TIME..... 4:30 P.M.  
PLACE..... CO. OFFICE BLDG.  
20 N. 3<sup>rd</sup> STREET  
LAFAYETTE, IN 47901

**MEMBERS PRESENT**

Gerry Keen  
Gary Schroeder  
Carl Griffin  
Jackson Bogan

**MEMBERS ABSENT**

Tom Murtaugh  
Jerry Reynolds  
Greg Jones

**STAFF PRESENT**

Sallie Fahey  
Ryan O’Gara  
Kathy Lind  
Rabita Foley  
Linda Underwood  
Zach Williams, Atty.

Vice-President Jackson Bogan called the meeting to order.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the January 3, 2018 Executive Committee public hearing as submitted. Carl Griffin seconded and the motion carried by voice vote.

**II. NEW BUSINESS**

**PRIMARY APPROVAL EXTENSION REQUEST**

**RAINEYBROOK SUBDIVISION, PART 2, SECTION 2 (S-3269):**  
The subdivider, RBROOK, LLC (represented by Tim Balensiefer of TBIRD Design Services), is requesting a sixth 2-year extension for the original conditional primary approval granted on February 19, 2003 for a 67-lot single-family subdivision on 34.46 acres, located on the north side of CR 500 S, 3/4 mile west of US 231, Wea 18 (SW) 22-4.

Gary Schroeder moved to approve a 6<sup>th</sup> Primary Approval Extension for RAINEYBROOK SUBDIVISION, PART 2, SECTION 2 (S-3269). Carl Griffin seconded.

Sallie Fahey presented the zoning map and preliminary plat, highlighting the 13 lots included in this request. She said a fifth 2- year extension was granted in February 2016 and will expire on February 19<sup>th</sup>. She went on to say construction plans for the entire project were approved in July 2004 and 54 lots have been recorded. She concluded with a recommendation of approval with any applicable conditions from the original conditional primary approval:

1. The off-site causeway entrance road shall be constructed and accepted for maintenance into the County road system prior to acceptance of any Part 2, Section 2 streets.
2. In the construction plans and on the final plat, a horizontal curve shall be added

to Topsail Trace at Lots 201, 208, 275 and 276.

3. In the construction plans and on the final plat, the Wharfside Parkway right-of-way at Lot 232 shall be reduced to the standard 50-ft. width and the balance of the land on the western side of the roadway shall be platted as an outlot and labeled "Outlot C".

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

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.
9. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

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

10. 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.
11. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
12. All required building setbacks shall be platted.
13. When the final grading is complete, the Regulatory Flood Elevation and Boundary Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
14. The Town of Shadeland corporation line must be shown on the final plat.
15. The street addresses and County Auditor's Key Number shall be shown.

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

16. The purpose, ownership and maintenance of all the outlots shall be specified.

Tim Balensiefer, 105 North 10<sup>th</sup> Street, Lafayette, IN 47901, surveyor representing the petitioner, stated he agreed with the staff report and was happy to answer any questions.

The Committee voted by ballot 4-yes to 0-no to approve a 6<sup>th</sup> Primary Approval Extension for RAINEYBROOK SUBDIVISION, PART 2, SECTION 2 (S-3269).

### III. PUBLIC HEARING

None

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

Gary Schroeder moved that the following subdivision petitions be placed on the February 21, 2018 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-4738—CITATION HOMES MINOR SUBDIVISION (minor-sketch), and  
S-4739—THREE MEADOWS SUBDIVISION, PHASE 1 (major-preliminary)**

Carl Griffin seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the February 21, 2018 Area Plan Commission public hearing agenda:

**Z-2716—SAGAMORE COMMONS, LLC (OR to GB), and  
Z-2717—DAVID C. KOVICH (A to R1A)**

Carl Griffin seconded and the motion carried by voice vote.

#### V. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the February 28, 2018 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-972—DF PROPERTIES, LLP,  
BZA-1974—IMRAN KAZEM, and  
BZA-1975—MICHAEL & KAY SOLOMON**

Carl Griffin seconded and the motion carried by voice vote.

#### VI. DETERMINATION OF VARIANCES – Lafayette Division

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

**CASE #2018-02—KJG ARCHITECTURE, INC and  
CASE #2018-03—BECK PLAZA, LLC**

Carl Griffin seconded and the motion carried by voice vote.

Gary Schroeder moved that in the following case the sign ordinance be strictly adhered to:

**CASE #2018-03—BECK PLAZA, LLC**

Carl Griffin seconded and the motion carried by voice vote.

#### VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT

Sallie Fahey said most of the January expenses shown in the report were incurred in 2017 and the funds to pay them were encumbered into 2018. She pointed out that we spent \$48.85 in legal ads in 2017 but we were only able to encumber \$48.00 because we have to encumber down to the nearest dollar and not up.

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

**VIII. OTHER BUSINESS**

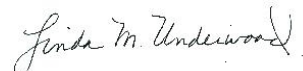
None

**IX. ADJOURNMENT**

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

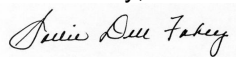
The meeting adjourned at 4:40p.m.

Respectfully submitted,



Linda Underwood  
Recording Secretary

Reviewed by,



Sallie Dell Fahey  
Executive Director

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE..... MARCH 21, 2018  
TIME..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

**(TENTATIVE)**  
**A G E N D A**

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS
- IV. PUBLIC HEARING
  - A. REZONING ACTIVITIES
    - 1. **Z-2719 GLC REAL ESTATE, LLC (NB to GB):**  
Petitioner is requesting rezoning of three recently vacated lots (V-50) in the unincorporated town of West Point located at 7018-7010 Jefferson Street, Wayne 13 (SE) 22-6.
- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE APRIL EXECUTIVE COMMITTEE AGENDA
- VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals
- VIII. DIRECTOR'S REPORT
- IX. CITIZENS' COMMENTS AND GRIEVANCES
- X. ADJOURNMENT

**THE  
AREA BOARD OF ZONING APPEALS  
OF TIPPECANOE COUNTY**

**NOTICE OF PUBLIC HEARING**

DATE..... MARCH 28, 2018  
TIME..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

**(Tentative)  
A G E N D A**

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

**1. BZA-1976 CITATION HOMES, LLC:**

Petitioner is requesting a variance to reduce the rear setback from US 231 to 35 feet from the minimum requirement of 60 feet to construct a new single-family residence on an R1-zoned lot. The property is located at 2513 Yeoman Lane, West Lafayette, Wabash 11 (SE) 23-5. (UZO 2-1-7)

**2. BZA-1977 CITATION HOMES, LLC:**

Petitioner is requesting a variance to reduce the rear setback from US 231 to 9.5 feet from the minimum requirement of 60 feet to construct a new single-family residence on an R1-zoned lot. The property is located at 2505 Yeoman Lane, West Lafayette, Wabash 11 (SE) 23-5. (UZO 2-1-7)

**3. BZA-1978 CLINE MAC LIMITED LIABILITY:**

Petitioner is requesting a parking variance to reduce the number of parking spaces to 65 from the minimum requirement of 100 spaces to renovate an existing retail structure on an NB-zoned lot. The property is located at 350 Sagamore Parkway West, West Lafayette, Wabash 07 (NE) 23-4. (UZO 4-6-8)

**4. BZA-1979 HORVATH TOWERS V, LLC:**

Petitioner is requesting a special exception to allow a primary communications tower (SIC 48) in the A zone. The unmanned cell tower will operate 24 hours per day, 7 days per week at 3805 S. 18<sup>th</sup> Street, Lafayette, Wea 09 (SW) 22-4. (UZO 3-2)

- IV. ADMINISTRATIVE MATTERS
- V. ADJOURNMENT



**March 01, 2018**

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**1. CASE #2018-04 ANTHONY CAWDRON:**

Petitioner is requesting the following variances to both make an existing single-family house conforming and to construct a detached garage in an R2U zone:

1. To increase the building coverage to 51.3% from the maximum allowed 35%; (UZO 2-7-6)
2. To reduce the vegetative coverage to 24.8% from the minimum requirement of 30%; (UZO 2-7-6)
3. To reduce the side setback to 0.9' for the existing house (2.9' for the proposed garage) from the minimum requirement of 15' from the North Street right-of-way; (UZO 2-7-7)
4. To reduce the front setback to 4.4' from the minimum requirement of 15' from the 5<sup>th</sup> Street right-of-way for the existing house; (UZO 2-7-7)
5. To reduce the rear setback to 3' from the minimum requirement of 6' for the proposed detached garage; (UZO 2-7-8) and
6. To reduce the side setback to 2.5' from the minimum requirement of 6' for the existing house (the proposed garage's side setback would be 8'); (UZO 2-7-8)

on property located at 325 N. 5<sup>th</sup> Street, Lafayette, Fairfield 20 (NE) 23-4.

**2. CASE #2018-05 208 SOUTH 4<sup>TH</sup> STREET, LLC:**

Petitioner is requesting a reduction in parking to 5 spaces from the minimum requirement of 7 spaces for an apartment conversion of an existing building in a CB zone. The property is located at 208 South 4<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4. (UZO 4-6-3)

**3. CASE #2018-06 200 SOUTH 4<sup>TH</sup> STREET, LLC:**

Petitioner is requesting the following variances to construct a new apartment building in a CB zone:

1. To increase the building height to 130' from the maximum allowed 100'; (UZO 2-19-10) and;
2. To increase the total signage area to 334 square feet (for three proposed signs) from the minimum allowance of 40 square feet; (UZO 4-8-5)

on property located at 200 South 4<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4.

**RECOMMENDATION:**

Staff advises that the above requests do not constitute use variances.

**MONTHLY BUDGET REPORT**  
February 01, 2018 - February 28, 2018

ACCOUNT NUMBER AND NAME	TOTAL APPROPRIATION	ENCUMBRANCE FROM LY	MID YR/ END YR TRANSERS	TOTAL	EXPENDITURES THIS MONTH	EXPENDITURES TO DATE	APPROPRIATION BALANCE
1000-2510-11-10 Full Time Personnel	\$714,216.00			\$714,216.00	\$44,199.34	\$114,817.13	\$599,398.87
1000-2510-11-30 Part Time Personnel	\$5,000.00			\$5,000.00			\$5,000.00
<b>TOTAL PERSONAL SERVICES</b>	<b>\$719,216.00</b>			<b>\$719,216.00</b>	<b>\$44,199.34</b>	<b>\$114,817.13</b>	<b>\$604,398.87</b>
1000-2510-21-10 Office Supplies -Gen.	\$4,000.00	\$81.00		\$4,081.00	\$44.83	\$174.62	\$3,906.38
1000-2510-21-30 Printing & Signs for Purch	\$2,000.00			\$2,000.00			\$2,000.00
1000-2510-21-40 Minor Equipment	\$2,000.00			\$2,000.00			\$2,000.00
<b>TOTAL SUPPLIES</b>	<b>\$8,000.00</b>	<b>\$81.00</b>		<b>\$8,081.00</b>	<b>\$44.83</b>	<b>\$174.62</b>	<b>\$7,906.38</b>
1000-2510-31-10 Legal Services	\$27,600.00			\$27,600.00	\$2,090.50	\$4,477.00	\$23,123.00
1000-2510-31-90 Other Professional Services	\$1,000.00			\$1,000.00			\$1,000.00
1000-2510-32-10 Travel Costs & Mileage	\$8,000.00	\$790.00		\$8,790.00	\$1,105.63	\$2,190.29	\$6,599.71
1000-2510-33-10 Published Legals	\$750.00	\$48.00		\$798.00		\$48.85	\$749.15
<b>TOTAL OTHER SERVICES &amp; CHARGE</b>	<b>\$37,350.00</b>	<b>\$838.00</b>		<b>\$38,188.00</b>	<b>\$3,196.13</b>	<b>\$6,716.14</b>	<b>\$31,471.86</b>
1000-2510-39-10 Dues & Subscriptions	\$5,300.00			\$5,300.00	\$220.00	\$951.00	\$4,349.00
<b>TOTAL</b>	<b>\$5,300.00</b>			<b>\$5,300.00</b>	<b>\$220.00</b>	<b>\$951.00</b>	<b>\$4,349.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$45,350.00</b>	<b>\$919.00</b>		<b>\$46,269.00</b>	<b>\$3,240.96</b>	<b>\$6,890.76</b>	<b>\$39,378.24</b>
<b>TOTAL BUDGET</b>	<b>\$769,866.00</b>	<b>\$919.00</b>		<b>\$770,785.00</b>	<b>\$47,660.30</b>	<b>\$122,658.89</b>	<b>\$648,126.11</b>

Social Security \$61,407.00  
 PERF Retirement \$89,343.00  
 Furnished by County  
 TOTAL BUDGET \$920,616.00