

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

**EXECUTIVE COMMITTEE  
NOTICE OF PUBLIC HEARING**

**Date: April 4, 2018**

**Time: 4:30 PM**

**Place: County Office Building**

**Tippecanoe Room**

**20 North Third Street**

**Lafayette, Indiana 47901**

**AGENDA**

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

Documents:

[EXEC 03.07.2018.PDF](#)

**II. NEW BUSINESS**

**III. PUBLIC HEARING**

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

Documents:

[04182018 APC AGENDA.PDF](#)

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

Documents:

[042518 ABZA AGENDA.PDF](#)

**VI. DETERMINATION OF VARIANCES (LAFAYETTE DIVISION OF THE ABZA)**

Documents:

[2018-04 LDOV.PDF](#)

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

Documents:

[3 MAR 1- MAR 29 2018 BUDGET REPORT.PDF](#)

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

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

DATE..... MARCH 7, 2018  
TIME..... 5:45 P.M.  
PLACE..... CO. OFFICE BLDG.  
20 N. 3<sup>rd</sup> STREET  
LAFAYETTE, IN 47901

**MEMBERS PRESENT**

Gary Schroeder  
Jackson Bogan  
Tom Murtaugh  
Carl Griffin

**MEMBERS ABSENT**

Greg Jones  
Jerry Reynolds  
Gerry Keen

**STAFF PRESENT**

Sallie Fahey  
Ryan O’Gara  
Kathy Lind  
Rabita Foley  
Linda Underwood  
Eric Burns, Atty.

President Tom Murtaugh called the meeting to order.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the February 7, 2018 Executive Committee public hearing as submitted. Carl Griffin seconded and the motion carried by voice vote.

**II. NEW BUSINESS**

None

**III. PUBLIC HEARING**

No Cases Filed

**IV. APPROVAL OF THE MARCH AREA PLAN COMMISSION PUBLIC HEARING AGENDA:**

Gary Schroeder moved that the following rezoning petition be placed on the March 21, 2018 Area Plan Commission public hearing agenda:  
Z-2719—GLC REAL ESTATE, LLC (NB to GB).

Carl Griffin seconded and the motion carried by voice vote.

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

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

**BZA-1976—CITATION HOMES, LLC,**  
**BZA-1977—CITATION HOMES, LLC,**  
**BZA-1978—CLINE MAC LIMITED LIABILITY,** and  
**BZA-1979—HORVATH TOWERS V, LLC,**

Carl Griffin seconded and the motion carried by voice vote.

Gary Schroeder moved that the following BZA petition for Special Exception does not substantially adversely affect the Comprehensive Plan:

**BZA-1979—HORVATH TOWERS V, LLC,**

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 requested for use variance, prohibited from consideration by ordinance and statute:

**CASE #2018-04—ANTHONY CAWDRON,**  
**CASE #2018-05—SOUTH 4<sup>th</sup> STREET, LLC,** and  
**CASE #2018-06—SOUTH 4<sup>th</sup> STREET, 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 #2018-06—SOUTH 4<sup>th</sup> STREET, LLC**

Carl Griffin seconded and the motion carried by voice vote.

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

Sallie Fahey said the bulk of the expense listed under *Travel Costs & Mileage* was for her to attend the National Association of Regional Councils Policy Conference in Washington D.C. She said it was worthwhile for her to attend the NARC conference considering that the President's new infrastructure bill was released during the conference so the attendees got good initial takes on what the bill does not do for us. The cost for our yearly subscription to Urban Land Institute is shown under *Dues & Subscriptions*.

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

## VIII. OTHER BUSINESS

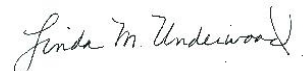
None

**IX. ADJOURNMENT**

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

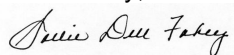
The meeting adjourned at 5:50p.m.

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 .....APRIL 18, 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

**RESOLUTION 2018-02:**

A resolution to allow additional projects to be added to the Plan of Development for the West Lafayette 231 Purdue TIF Economic Development Area. The TIF district generally includes the Purdue Airport and areas known as the Innovation District and the Aerospace District in the City of West Lafayette.

- IV. PUBLIC HEARING

- A. COMPREHENSIVE PLAN AMENDMENTS

**RESOLUTION 2018-01: US 231 CORRIDOR PLAN:**

An amendment to the *Comprehensive Plan for Tippecanoe County* for land located on either side of US 231 from north of its intersection with US 52 to its intersection with South River Road all within the City of West Lafayette. To see a copy of the plan, please visit the APC office or our website at: [www.tippecanoe.in.gov](http://www.tippecanoe.in.gov)

- B. ORDINANCE AMENDMENTS

**UZO AMENDMENT #93 BUFFERYARDS:**

The amendment strengthens bufferyard requirements and makes changes to the off-street loading berth requirements; the amendment would change Chapter 4 and Appendix E of the Unified Zoning Ordinance.

- C. SUBDIVISIONS

- 1. **S-4744 SCI DAYTON FIRST ADDITION (major-preliminary):**  
Petitioner is seeking primary approval for a two-lot commercial subdivision on 3.02 acres, located at the southeast corner of SR 38 (Walnut Street) and Yost Drive in the Town of Dayton, Sheffield 8 (NE) 22-3.
- 2. **S-4746 BLACK WALNUT FARM SUBDIVISION, PHASE 1 (minor-sketch):**  
Petitioner is seeking primary approval for a 3-lot subdivision on 6.52 acres, located on the west side of Newcastle Road, just north of Wyandotte Road, in Sheffield 17(S½), 20(N½) and Richardville Reserve (W½) 22-3.

D. REZONING ACTIVITIES

1. **Z-2718 SOUTH STREET CAPITAL, LLC - MARC MUINZER (SSC STATE NORTHWESTERN PD)(PDMX to PDMX):**

Petitioner is requesting rezoning of two lots to construct a 5-story mixed-use building containing a maximum of 36 residential units with 96 bedrooms, approximately 7,833 square feet of ground floor retail, approximately 3,750 square feet of optional basement level retail and 34 off-site parking spaces. The property is located at the northwest corner of State and Northwestern, 304 W. State Street in West Lafayette, Wabash 19 (NE) 23-4.

2. **Z-2720 TIPPECANOE DEVELOPMENT II, LLC (R1 to R1B):**

Petitioner is requesting rezoning of 32.4 acres located on the east side of CR 250 E (Concord Road) 1600' south of its intersection with Veterans Memorial Parkway and adjacent to Benjamin Crossing PD, in Wea 10 (SE) 22-4.

3. **Z-2721 ANGIE BELAND & JACOB ROHLER (R1 to A):**

Petitioners are requesting rezoning of 15.11 acres located at the southwest corner of CR 500 N and CR 225 W in Wabash 35 (NE) 24-5.

4. **Z-2722 W.K. BALDWIN (NB to GB):**

Petitioner is requesting rezoning of 1.192 acres located on the west side of Sagamore Parkway, just north of Union Street, more specifically, 820 Sagamore Parkway, in Lafayette, Fairfield 22 (NW) 23-4.

5. **Z-2723 McCOY GROUP (R1 & HB to I3):**

Petitioner is requesting rezoning of 26.44 acres located north of Hine Drive and west of Yost Drive extended (east of the I-65/SR 38 ramps) in Dayton, Sheffield 5 (SE) 22-3.

6. **Z-2724 CARR FAMILY FARM, LLC (A & HB to I3):**

Petitioner is requesting rezoning of 33.749 acres adjacent to the east of the I-65 right-of-way and north of the I-65/SR 38 ramps in Dayton, Sheffield 5 (SE) 22-3.

7. **Z-2725 TWO BEARS PROPERTIES, LLC (R2U to NBU):**

Petitioner is requesting rezoning of a lot located on Grant Street just west of the former Parkside Deli (located on Scott Street), specifically 215 Grant Street in Lafayette, Fairfield 28 (NE) 23-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MAY 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..... APRIL 25, 2018  
TIME..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

**(Tentative)  
AGENDA**

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

**1. BZA-972 DF PROPERTIES, LLP:**

Petitioner is requesting a release of a reclamation plan for a 40-acre gravel-mining site of a previously approved special exception which was originally approved in August 1989. The property is located on the south side of CR 510 S just west of CR 150 E, Wea 21 (SW) 22-4. (UZO 3-2) Continued from the February 28<sup>th</sup> ABZA meeting to conduct a proper site investigation.

**2. BZA-1974 IMRAN KAZEM:**

Petitioner is requesting a variance to reduce the side setback from Tuckaho Court to 13.5 feet from the minimum requirement of 25 feet to construct a new single-family residence on an R1-zoned corner lot. The property is located at 750 Northridge Drive, West Lafayette, Wabash 18 (SW) 22-4. (UZO 2-1-7) Continued from the February 28<sup>th</sup> ABZA meeting upon petitioner's request.

**3. 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) Continued from the March 28<sup>th</sup> ABZA meeting upon petitioner's request.

**4. BZA-1980 SOLLER BAKER FUNERAL HOMES, INC.:**

Petitioner is requesting a special exception to add a crematory (SIC 726) building on the existing funeral home site on a GB-zoned lot. The hours of operation would be seven days a week: 9AM to 5PM Monday - Friday, 9AM to 4PM Saturday and as needed on Sunday. The property is located at 400 Twyckenham Boulevard, Lafayette, Wea 05 (NE) 22-4. (UZO 3-2)



5. **BZA-1981 SECOND CIRCLE ACQUISITIONS, LLC:**

Petitioner is requesting a parking variance to reduce the number of parking spaces to 34 from the minimum requirement of 46 spaces for a proposed Dollar General store on GB-zoned land. The site in question, proposed Lot 1 in SCI Dayton First Addition Subdivision, has been filed for preliminary approval at the April APC meeting. The property is located at the southeast corner of SR 38 (Walnut Street) and Yost Drive in the Town of Dayton, Sheffield 8 (NE) 22-3. (UZO 4-6-8)

6. **BZA-1982 WEST LAFAYETTE JUNIOR-SENIOR HIGH SCHOOL BUILDING CORPORATION:**

Petitioner is requesting a variance to increase the height to 47' from the maximum allowed 35' to construct an aquatic center addition to the existing R1-zoned West Lafayette Junior-Senior High School. The property is located at 1105 N. Grant Street, West Lafayette, Wabash 18 (SE) 23-4. (UZO 2-1-10)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT

**March 29, 2018**

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**1. CASE #2018-07 WABASH CENTER, INC.:**

Petitioner is requesting to reduce the rear setback to 20' from the minimum requirement of 25' to construct a new residence on an R2 zoned lot. The property is located at 424 Central Avenue, Lafayette, Fairfield 29 (SE) 23-4. (UZO 2-6-8)

**2. CASE #2018-08 DADA HOSPITALITY, LLC:**

Petitioner is requesting the following signage variances for a new hotel (Residence Inn) on a GB zoned lot in the Evergreen Plaza commercial subdivision:

1. To increase the area of a freestanding pole sign to 200 sq. ft. from the minimum requirement of 40 sq. ft.; (UZO 4-8-5)
2. To reduce the setback for a freestanding pole sign to 75' from the minimum requirement of 80' (sign setback is equal to sign height); (UZO 4-8-5)
3. To increase the height of a freestanding pole sign to 80' from the maximum allowed 24'; (UZO 4-8-5)
4. To increase the total amount of signage on the lot to 327 sq. ft. from the maximum allowed 40 sq. ft.; (UZO 4-8-5) and
5. To increase the total number of freestanding signs to two (one pole and one monument sign) from the maximum allowed one per lot; (UZO 4-8-5)

on property located at 3834 Grace Lane, north of South Street (formerly SR 26 E) in Lafayette, Fairfield 23 (SE) 23-4.

**3. CASE #2018-09 KAMBA HOSPITALITY, LLC:**

Petitioner is requesting the following signage variances for a hotel (Home2 Suites) on a GB zoned lot in Evergreen Plaza commercial subdivision:

1. To increase the area of a freestanding pole sign to 200 sq. ft. from the minimum requirement of 100 sq. ft.; (UZO 4-8-5)
2. To reduce the setback for a freestanding pole sign to 25' from the minimum requirement of 80' (sign setback is equal to sign height); (UZO 4-8-5)
3. To increase the total amount of signage on the lot to 312 sq. ft. from maximum allowed 40 sq. ft.; (UZO 4-8-5)
4. To increase the height of a freestanding pole sign to 80' from the maximum allowed 24'; (UZO 4-8-5) and
5. To increase the total number of freestanding signs to two (one pole and one monument sign) from the maximum allowed one per lot; (UZO 4-8-5)

on property located at 3838 Grace Lane, north of South Street (formerly SR 26 E) in Lafayette, Fairfield 23 (SE) 23-4.

**RECOMMENDATION:**

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

**MONTHLY BUDGET REPORT**  
March 01, 2018 - March 29, 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	\$51,192.35	\$183,393.65	\$530,822.35
1000-2510-11-30 Part Time Personnel	\$5,000.00			\$5,000.00	\$100.00	\$100.00	\$4,900.00
<b>TOTAL PERSONAL SERVICES</b>	<b>\$719,216.00</b>			<b>\$719,216.00</b>	<b>\$51,292.35</b>	<b>\$183,493.65</b>	<b>\$535,722.35</b>
1000-2510-21-10 Office Supplies -Gen.	\$4,000.00	\$81.00		\$4,081.00	\$72.00	\$246.62	\$3,834.38
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>\$72.00</b>	<b>\$246.62</b>	<b>\$7,834.38</b>
1000-2510-31-10 Legal Services	\$27,600.00			\$27,600.00		\$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	\$328.50	\$2,518.79	\$6,271.21
1000-2510-33-10 Published Legals	\$750.00	\$48.00		\$798.00		\$48.85	\$749.15
1000-2510-36-20 Repair Veh&Equip	\$1,500.00			\$1,500.00			\$1,500.00
<b>TOTAL OTHER SERVICES &amp; CHARGE</b>	<b>\$38,850.00</b>	<b>\$838.00</b>		<b>\$39,688.00</b>	<b>\$328.50</b>	<b>\$7,044.64</b>	<b>\$32,643.36</b>
1000-2510-39-10 Dues & Subscriptions	\$5,300.00			\$5,300.00		\$951.00	\$4,349.00
<b>TOTAL</b>	<b>\$5,300.00</b>			<b>\$5,300.00</b>		<b>\$951.00</b>	<b>\$4,349.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$46,850.00</b>	<b>\$919.00</b>		<b>\$47,769.00</b>	<b>\$400.50</b>	<b>\$7,291.26</b>	<b>\$40,477.74</b>
<b>TOTAL BUDGET</b>	<b>\$771,366.00</b>	<b>\$919.00</b>		<b>\$772,285.00</b>	<b>\$51,692.85</b>	<b>\$191,735.91</b>	<b>\$580,549.09</b>

Social Security \$61,407.00  
 PERF Retirement \$89,343.00  
 Furnished by County  
 TOTAL BUDGET \$922,116.00