

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

**NOTICE OF PUBLIC HEARING**

DATE..... APRIL 15, 2020  
TIME..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

**(TENTATIVE)  
AGENDA**

I. BRIEFING SESSION

Approval of the April 15<sup>th</sup> Area Plan Commission agenda

II. APPROVAL OF MINUTES

III. NEW BUSINESS

A. REQUEST TO AUTHORIZE FILING A BELATED PRIMARY APPROVAL  
EXTENSION REQUEST

**PARAMOUNT-LAKESHORE SUBDIVISION (S-3152):**

The developer, Paramount Development Group, LLC (represented by Patrick Cunningham), is requesting authorization to file a belated extension request for the primary approval granted March 20, 2002 and extended several times now expired (March 20, 2018). The preliminary plat covers a 6-lot (5 blocks and 1 outlot) commercial subdivision on 31 acres, located on the north side of US 52, approximately 1/4 mile west of Morehouse Rd., Wabash 2 (NE) 23-5. CONTINUED FROM THE APRIL 1<sup>ST</sup> EXECUTIVE COMMITTEE AGENDA; THERE WAS NO PUBLIC HEARING IN APRIL DUE TO HEALTH CONCERNS.

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-4905 BELLE TERRA SUBDIVISION, REVISED (major-preliminary):**

Petitioner is seeking primary approval to replace the original 77 lot (and 2 outlots) preliminary plat approved July 18, 2018 (S-4755) on the same 27.64 acre tract located at the northwest corner of CR 600 N and CR 75 E, in Tippecanoe 20 (SE) 24-4. The new layout will be for 79 single-family lots and 3 outlots, including a community building/clubhouse. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH DUE TO HEALTH CONCERNS.

2. **S-4908 KKLM PLACE SUBDIVISION (minor-sketch):**

Petitioners are seeking primary approval for a one lot subdivision on 1.885 acres, located on the west side of N. County Line Road East, approximately 1/2 mile north of SR 26 E, in Perry 24 (NE) 23-3. CONTINUED FROM THE APRIL 1<sup>ST</sup> EXECUTIVE COMMITTEE AGENDA; THERE WAS NO PUBLIC HEARING IN APRIL DUE TO HEALTH CONCERNS.

B. REZONING ACTIVITIES

1. **Z-2776 TAMMY APPELBAUM (GB to AW):**

Petitioner is requesting rezoning of 0.721 acres located at 9036 Mill St. in the unincorporated town of Stockwell, Lauramie 9 (NW) 21-3. CONTINUED FROM THE FEBRUARY 19, 2020 APC MEETING BECAUSE OF AN INCONCLUSIVE VOTE.

Withdrawn by  
petitioner,  
March 12, 2020

2. **Z-2783 CARR FAMILY FARM, LLC (A to I3):**

Petitioner is requesting rezoning of three tracts totaling 97.806 acres east of I-65, south of Haggerty Lane and west of the T-intersection of CR 650 E with Haggerty Lane, adjacent to the north of the Dayton Town limits, specifically 6445 E 200 S, Sheffield 5 (NW) 22-3. With Commitment added February 19<sup>th</sup>. CONTINUED FROM THE FEBRUARY 19, 2020 APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH DUE TO HEALTH CONCERNS.

3. **Z-2784 THOMAS C. AND SUSAN L. RIEHLE (R2U to NBU):**

Petitioners are requesting rezoning of one lot located on the east side of N. 13<sup>th</sup> Street between Union and Elizabeth Streets, specifically, 723 N. 13<sup>th</sup> Street, Lafayette, Fairfield 21 (SW) 23-4. CONTINUED FROM THE FEBRUARY 19, 2020 APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH DUE TO HEALTH CONCERNS.

4. **Z-2786 HERON BAY DEVELOPMENT, LLC – GREG MILAKIS (STONEHENGE PD, PHASE 4)(R1 & PDRS to PDRS):**

Petitioner is requesting rezoning for a single-family development totaling 107 lots and 6 outlots on private streets. The property is located roughly southeast of the intersection of Amesbury and Monument Drives in Stonehenge subdivision, Wabash 34 (NW) 24-5.

5. **Z-2788 ANTIQUE CANDLE WORKS, INC. (GB to I2):**

Petitioner is requesting rezoning of a 1-acre tract located at the southeast corner of Schuyler Avenue and N. 16<sup>th</sup> Street, specifically 1611 Schuyler Avenue, Lafayette, Fairfield, Longlois Reserve (SW) 23-4. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH DUE TO HEALTH CONCERNS.

6. **Z-2789 SPRING VALLEY MANAGEMENT, LLC (R2U & R3U to R3U):** Petitioner is requesting rezoning to legitimize an existing four-unit apartment building in order to renovate the building. The property is located downtown on the east side of S. 8<sup>th</sup> Street, specifically 9 South 8<sup>th</sup> Street, Lafayette, Fairfield 29 (NE) 23-4. CONTINUED FROM THE MARCH APC AGENDA; THERE WAS NO PUBLIC HEARING IN MARCH DUE TO HEALTH CONCERNS.
7. **Z-2790 DENISE STALL (AA to GB):**  
Petitioner is requesting rezoning of a one acre lot located at the southwest corner of West Street and High Street (aka CR 1175 S), specifically, 11728 West Street, Clarks Hill, Lauramie 23 (SE) 21-3.
8. **Z-2791 HABITAT FOR HUMANITY OF LAFAYETTE, INC. (PDRS to R1B):**  
Petitioner is requesting rezoning of two lots within Crosser Commons PD on the east side of Power House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4.
9. **Z-2792 TBIRD DESIGN SERVICES CORPORATION (GB to I3):**  
Petitioner is requesting rezoning of two 5 acre tracts located on the south side of Veterans Memorial Parkway and north of Old CR 350 S, east of Sagamore Parkway, specifically 4418 E Old 350 S and the unimproved 5 acres adjacent to the east, in Wea 12 (NW) 22-4.
10. **Z-2793 MURTAUGH LAW, LLC (R1 to GB):**  
Petitioner is requesting rezoning a triangular-shaped half an acre of land located between Old SR 25 N and Aretz Lane, south of CR 300 N, specifically 10 Aretz Lane, in Fairfield 11 (NW) 23-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE APRIL 22, 2020 AREA BOARD OF ZONING APPEALS AGENDA

VII. APPROVAL OF THE MAY 6, 2020 EXECUTIVE COMMITTEE AGENDA

VIII. DETERMINATION OF VARIANCES

- A. Area Board of Zoning Appeals
- B. Area Board of Zoning Appeals, Lafayette Division

IX. DIRECTOR'S REPORT

- A. Review and approval of the March Budget Report

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT