

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

**Notice of Public Hearing**

**Date:** April 19, 2017  
**Time:** 6:00 PM  
**Place:** County Office Building  
20 North 3rd Street  
Lafayette, Indiana 47901

Agenda

**I. BRIEFING SESSION**

Continued Cases:

Z-2685 Zachary Cavanaugh (GB to R1):

This case must be continued to the May 17th APC meeting because the interested persons letter had the wrong meeting date.

Z-2686 Anthony Hardebeck (A to RE):

This case must be continued to the May 17th APC meeting because no legal description was mailed with the notice to interested persons letter.

**II. APPROVAL OF DRAFT MINUTES FROM THE MARCH 15TH MEETING**

Documents:

[APC 03.15.2017.PDF](#)

**III. NEW BUSINESS**

**IV. PUBLIC HEARING**

**A. ORDINANCE AMENDMENTS**

**1. UZO AMENDMENT #91:**

This amendment would make two corrections to the UZO: the first would update the URL mentioned in Chapter 1, to direct the public to the digital zoning maps on the county website, and the second would eliminate the prohibition on height variances in the R3W and R4W zones in Chapter 6.

Documents:

[UZO AMENDMENT 91.PDF](#)

**B. SUBDIVISIONS**

**1. S-4657 BEARA'S ADDITION REPLAT OF LOTS 7 & 12 (MINOR-SKETCH):**

Petitioners are seeking primary approval to replat two commercial lots into one on 0.49 acres, located at the northwest corner of Harrison Street and Walnut Street (SR 38), in Dayton, Sheffield 5 (SW) 22-3. Continued from the April Executive Committee meeting due to a subdivision variance request.

Documents:

[S4657 BEARA ADDITION REPLAT.PDF](#)

**2. S-4660 YETMAN SUBDIVISION (MINOR-SKETCH):**

Petitioners are seeking primary approval for a one lot subdivision on 1.0 acre, located on the southwest side of SR 26 West, opposite the intersection of Scarlett Drive in the Orchard Development, Wabash 14 (SW) 23-5.

Documents:

[S4660 YETMAN SUBDIVISION.PDF](#)

3. S-4662 BARRINGTON WOODS SUBDIVISION (MAJOR-PRELIMINARY):  
Petitioner is seeking primary approval for a 147 lot single-family subdivision (plus 4 outlots) on 77.12 acres, located on the north side of CR 50 S approximately 1/2 mile west of the McCarty Lane intersection, in Perry 29 (NW) 23-3.

Documents:

[S4662 BARRINGTON WOODS SUBDIVISION.PDF](#)

4. S-4663 DM ANDREWS SUBDIVISION (MINOR-SKETCH):  
Petitioner is seeking primary approval for a one lot subdivision on 1.0 acre, located on the west side of SR 43 North, just opposite the SR 225 intersection, in Tippecanoe 16 (SE) 24-4.

Documents:

[S4663 DM ANDREWS SUBDIVISION.PDF](#)

C. REZONING ACTIVITIES

1. Z-2679 CHRIS L. MOORE (AW TO A):  
Petitioner is requesting rezoning of 9.609 acres (originally filed as 17.4 acres, 9.609 acres remain outside of the Flood Plain certification area) located at 6303 E 100 N, approximately 1/2 mile east of CR 550 E, Perry 19 (NE) and 20 (NW) 23-3. Continued from the February 15th meeting at petitioner's request. Final continuance.

Documents:

[Z-2679 CHRIS L. MOORE.PDF](#)

2. Z-2682 MAR JEAN VILLAGE, LLC (NB TO GB):  
Petitioner is requesting rezoning of the Mar Jean Village shopping center, 1.55 acres in area, located at the northeast corner of South Street and N. Earl Avenue, specifically, 3 N. Earl Avenue, Lafayette, Fairfield 22 (SW) 23-4. Continued from the March 15th meeting because signs were not posted. First continuance.

Documents:

[Z-2682 MAR JEAN VILLAGE.PDF](#)

3. Z-2683 GOLDEN PAWS INVESTMENTS, LLC (NB TO R1B):  
Petitioner is requesting rezoning of Block 1 in Cobblestone North Subdivision, located at the southwest corner of Beck Lane and Limestone Lane in Lafayette, Wea 5 (NW) 22-4.

Documents:

[Z-2683 GOLDEN PAWS INVESTMENTS, LLC.PDF](#)

4. Z-2684 AGUEDA GAETA (I3 TO GB):  
Petitioner is requesting rezoning of two lots located at 301 Sagamore Parkway South, on the east side of the highway between South and Kossuth Streets in Lafayette, Fairfield 27 (NE) 23-4.

Documents:

[Z-2684 AGUEDA GAETA.PDF](#)

5. Z-2685 ZACHARY CAVANAUGH (GB TO R1):  
**\*\*Continue to the May 17th APC meeting.\*\***  
Petitioner is requesting rezoning of a 0.7 acre lot located at 2921 South Beck Lane, just west of Old US 231 South in Lafayette, Fairfield 31 (SE) 23-4.
6. Z-2686 ANTHONY HARDEBECK (A TO RE):  
**\*\*Continue to the May 17th APC meeting.\*\***  
Petitioner is requesting rezoning of 40.89 acres for a proposed rural estate subdivision of 12 lots located on the north side of CR 900 N, 1/4 mile west of SR 43 North, Tippecanoe 4 (SE) 24-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MAY EXECUTIVE COMMITTEE AGENDA

Documents:

[050317 EXEC.PDF](#)

## VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[APRIL DETERMINATION OF VARIANCE.PDF](#)

## VIII. DIRECTOR'S REPORT

### IX. CITIZENS' COMMENTS AND GRIEVANCES

### X. ADJOURNMENT

#### A. VOTING RESULTS APRIL

UZO Amendment #91 - 15 yes to 0 no  
S-4657 Bears Addition - 15 yes to 0 no  
S-4660 Yetman - 15 yes to 0 no  
S-Barrington Woods - 15 yes to 0 no  
S-4663 DM Andrews- 15 yes to 0 no  
Z-2679 Chris More 1 yes to 14 No  
Z-2682 Mar Jean Village - 15 yes to 0 no  
Z-2683 Golden Paws - 15 yes to 0 no  
Z-2684 Agueda Gaet - 15 yes to 0 no