

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: May 20, 2020

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting 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 and comment on the livestream of the meeting on

<https://www.facebook.com/TippecanoeCountyIndiana> or
<https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDZTdjurQ>

I. BRIEFING SESSION

A. WITHDRAWN OR CONTINUED CASES

The following case was withdrawn by petitioner on May 18, 2020:

- Z-2790 Denise Stall (AA to GB)

The following case was continued by petitioner to the June 17th APC agenda:

- Z-2783 Carr Family Farm (A to I3)

II. APPROVAL OF MINUTES

Documents:

[APC MINUTES 02.19.2020.PDF](#)

III. NEW BUSINESS

A. COMPREHENSIVE PLAN RESOLUTION

1. RESOLUTION 2020-03 ELLSWORTH PROJECT:

A resolution determining that an amendment to the *Consolidated Creasy/Central Lafayette Redevelopment Plan* conforms to the

Comprehensive Plan for Tippecanoe County, specifically the proposed Ellsworth Project to be built between South, 4th, 5th and Alabama Streets.

Vote Results 16 -Yes and 0-No

Documents:

[RESOLUTION 2020-03 ELLSWORTH PROJECT.PDF](#)

B. FINAL DETAILED PLANS RESOLUTION

1. **RESOLUTION PD-2020-04: REDWOOD ACQUISITIONS, LLC (REDWOOD APARTMENTS PD, PHASE 1) Z-2764:**

Final Detailed Plans for Phase 1 of the Redwood Apartments Planned Development. The approved preliminary plans allow for the construction of a multi-building, multi-family development containing a total of 173 units split between two phases (Phase 1 has 116 units, and Phase 2 has 57 units). The property is located on the south side of Twyckenham Boulevard just east of its intersection with Old US 231 in Lafayette, Wea 5 (NW) 22-4.

Vote Results 16-Yes and 0-No

Documents:

[REDWOOD APARTMENTS PD RESOLUTION.PDF](#)

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 or April due to health concerns.*

Vote Results:

Variance

16-Yes and 0-No

Conditional Primary Approval

16-Yes and 0-No

Bonding

16-Yes and 0- No

Documents:

[S-4905 BELLE TERRA SUBDIVISION REVISED.PDF](#)

2. **S-4908 KKL M 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 May Executive Committee meeting because required paperwork was not turned in.

**Vote Results:
Conditional Primary Approval 16-Yes and 0-No**

Documents:

[S-4908 KKLM PLACE SUBDIVISION.PDF](#)

B. REZONING ACTIVITIES

1. Z-2783 CARR FAMILY FARM, LLC (A TO I3):

*****Continued to the June 17th APC meeting at petitioner's request. Final continuance.*****

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 19th. 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 or April due to health concerns.

Documents:

[Z-2783 CARR FAMILY FARM REVISED.PDF](#)

2. 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. 13th Street between Union and Elizabeth Streets, specifically, 723 N.13th Street, Lafayette, Fairfield 21 (SW) 23-4. Continued from the February 19, 2020 APC meeting at petitioners' request. First continuance. Continued from the March APC agenda; there was no public hearing in March or April due to health concerns.

Vote Results 16-Yes and 0-No

Documents:

[Z-2784 THOMAS AND SUSAN RIEHLE.PDF](#)

3. Z-2786 HERON BAY DEVELOPMENT, LLC - GREG MILAKIS (STONEHENGE PD, PH. 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. Continued from the April APC agenda; there was no public hearing in April due to health concerns.

Vote Results 16-Yes and 0-No

Documents:

[Z-2786 STONEHENGE PD, PHASE 4.PDF](#)

4. **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. 16th 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 or April due to health concerns.

Vote Results 16-Yes and 0-No

Documents:

[Z-2788 ANTIQUE CANDLE WORKS, INC..PDF](#)

5. **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. 8th Street, specifically 9 South 8th Street, Lafayette, Fairfield 29 (NE) 23-4. Continued from the March APC agenda; there was no public hearing in March or April due to health concerns.

Vote Results 16-Yes and 0-No

Documents:

[Z-2789 SPRING VALLEY MANAGEMENT, LLC.PDF](#)

6. **Z-2790 DENISE STALL (AA TO GB):**

*****Withdrawn at petitioner's request, May 18, 2020.*****

Petitioner is requesting rezoning of a one acre tract 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. Continued from the April APC agenda; there was no public hearing in April due to health concerns.

Documents:

[Z-2790 DENISE STALL.PDF](#)

7. **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 Powder House Lane, specifically 2211 & 2217 Powder House Lane, north of Elston Road in Lafayette, Fairfield 31 (SE) 23-4. Continued from the April APC agenda; there was no public hearing in April due to health concerns.

Vote Results 16-Yes and 0-No

Documents:

8. **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.

Continued from the April APC agenda; there was no public hearing in April due to health concerns.

Vote Results 16-Yes and 0-No

Documents:

[Z-2792 TBIRD DESIGN SERVICES CORPORATION.PDF](#)

9. **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. Continued from the April APC agenda; there was no public hearing in April due to health concerns.

Vote Results 16-Yes and 0-No

Documents:

[Z-2793 MURTAUGH LAW, LLC.PDF](#)

10. **Z-2794 TECUMSEH DENTAL PROPERTIES, LLC (R1B TO NB):**

Petitioner is requesting rezoning of three lots at the southwest corner of Teal Road (US 52) and S. 18th Street in order to expand an existing dentist's office, at 1709 Teal Road, Lafayette, Fairfield 33 (SW) 23-4.

Vote Results 15-Yes and 0-No

Documents:

[Z-2794 TECUMSEH DENTAL PROPERTIES, LLC.PDF](#)

11. **Z-2795 K & K HOMES, LLC (R1A TO R1B):**

Petitioner is requesting rezoning of 27.57 acres (Belle Terra Major Subdivision) at the northwest corner of CR 600 N and CR 75 E in Tippecanoe 20 (SE) 24-4. With Commitment.

Vote Results:

Commitment 15-Yes and 0-No

Rezone 15-Yes and 0-No

Documents:

[Z-2795 K AND K HOMES, LLC.PDF](#)

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE JUNE EXECUTIVE COMMITTEE AGENDA

Documents:

[06032020 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

(This was already done at the May Executive Committee meeting.)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT