

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE : MAY 23, 2018

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

I. APPROVAL OF PREVIOUS MEETING MINUTES

1. DRAFT - BZA MEETING MINUTES 04/25/2018

Documents:

[BZA 04.25.2018.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

1. 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 monopole cell tower will operate 24 hours per day, 7 days per week at 3805 S. 18th Street, Lafayette, Wea 09 (SW) 22-4. (UZO 3-2)
Continued from the April 25th ABZA meeting upon petitioner's request.

Vote Results 1-Yes and 6-No

Documents:

[BZA-1979 REVISED \(SPECIAL EXCEPTION\).PDF](#)

2. BZA-1982 WEST LAFAYETTE JUNIOR-SENIOR HIGH SCHOOL BUILDING CORPORATION:
Petitioner is requesting the following variances to construct an aquatic center addition to the existing R1-zoned West Lafayette Junior-Senior High School:
 1. ~~To increase the building height to 50 feet from the maximum allowed 35 feet; (UZO 2-1-10)~~ **WITHDRAWN**

2. To reduce the number of onsite parking spaces to 218 from the minimum requirement of 692 spaces; (UZO 2-1-11)
3. To decrease vegetative coverage to 36% from the minimum requirement of 40%;(UZO 2-1-6) and
4. To increase the building coverage to 32% from the maximum allowed 30% (UZO 2-1-6)

on property located at 1105 N. Grant Street, West Lafayette, Wabash 18 (SE) 23-4. **Continued from the April 25th ABZA meeting upon petitioner's request.**

Vote Results

- 2. 7-Yes and 0-No**
- 3. 7-Yes and 0-No**
- 4. 7-Yes and 0-No**

Documents:

[BZA-1982.PDF](#)

3. BZA-1983 GARY RATCLIFF:
Petitioner is requesting a special exception to allow an agricultural rental hall (SIC 799) on 12.231 acres in the Agricultural Wooded zone. The hours of operation proposed are 11am to 11pm, seven days a week. The property is located on the west side of US 231, specifically at 9950 US 231 South, Randolph 18 (NE) 21-4. (UZO 3-2) **WITH CONDITIONS.**

Vote Results 7-Yes and 0-No

Documents:

[BZA-1983 \(SPECIAL EXCEPTION\).PDF](#)

4. BZA-1984 VERLYN AND LISA FAST:
Petitioner is requesting a special exception to allow an agricultural rental hall (SIC 799) on 10.8865 acres in the Agricultural zone. The proposed hours of operation are 9am to 5pm (office hours), five days a week and 2pm to midnight (event hours). The property is located on the north side of CR 550 S, specifically at 5074 E 550 S, Sheffield 19 (NW) 22-3. (UZO 3-2) **WITH CONDITIONS AND COMMITMENTS.**

Note: Petitioner amended the hours of operation as per staff's recommendation to 2pm to 10pm (Sunday through Thursday) and 2pm to midnight (Friday and Saturday) at the ABZA meeting on 05/23/18.

Vote Results 5-Yes and 2-No

Documents:

[BZA-1984 \(SPECIAL EXCEPTION\).PDF](#)

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT