

THE
AREA BOARD OF ZONING APPEALS
OF
TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE : JULY 22, 2020

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

I. APPROVAL OF MINUTES

Documents:

[BZA 05.27.2020 MINUTES.PDF](#)

II. NEW BUSINESS

1. CONTINUED CASES

- BZA-2041 Murtaugh Law, LLC: This case must be continued to the August 26th BZA meeting because notices were not mailed out in time.

III. PUBLIC HEARING

1. BZA-1786 JANET & RICHARD W. HARLOW, JR. (PREVIOUSLY KNOWN AS CRIDER & CRIDER, INC.):

Petitioners are requesting a second extension of the previously approved special exception for a mining operation (originally approved December 2009; first extension was approved in July 2015) to modify the expired reclamation plan. The proposed hours of operation are 7am to 7pm, five days a week (Monday through Friday) and 7am to 4:30pm on Saturdays to complete the proposed reclamation plan. There will be no further mining and the proposed reclamation would be completed no later than December 31, 2030. The 32.8 acre tract is located immediately west of the residence at 4503 E 300 N in Fairfield 12 (NW) 23-4. (UZO 3-2) With conditions.

Vote Results 6-Yes and 0-No

Documents:

[BZA-1786 HARLOW SE 2ND EXTENSION.PDF](#)

2. BZA-2038 BILL J. PHILLIPS:

Petitioner is requesting a variance to allow a setback of 15' instead of the required 25' from the (southern) Samola Drive to build a house on 0.82 acres zoned R1, located at the northwest corner of US 231 and Samola Drive, specifically, 36 Samola Drive in the Sam Wilson Subdivision, Wea 29 (SW) 22-4 (UZO 2-1-7)

Vote Results 3-Yes and 3-No

Inconclusive vote - this case will be heard again at the August 26, 2020 BZA meeting

Documents:

[BZA-2038 BILL PHILLIPS.PDF](#)

3. BZA-1920 PURDY O'NEALL FARM, LLC:

Petitioner is requesting an extension of a previously approved special exception for a mining operation (BZA-1920 approved in October 2014) which was itself an extension of a previously approved special exception (BZA-1591, approved in October 2001) to extend both mining and reclamation to December 2040. The hours of operation approved in 2001 were "daylight hours only, except for the occasional INDOT or governmental project where aggregate or concrete are needed during nighttime hours." The two tracts included in this request are 180 acres, known as the O'Neall Farm located near the intersection of CR 150 E and CR 510 S and 120 acres commonly known as 5105 E 500 S, in Wea Township, Section 21, 22-4. (UZO 3-2) With condition.

Vote Results 5-Yes and 0-No

Documents:

[BZA-1920 PURDY ONEALL FARM 2ND SE EXTENSION.PDF](#)

4. BZA-2039 PURDY O'NEALL FARM, LLC:

Petitioner is requesting a special exception for mining and quarrying of non-metallic minerals, except fuel (SIC 14). The hours of operation would be dawn to dusk, 7 days per week. Both mining and reclamation would be completed by December 2040. The three tracts included in this request are all located south of CR 510 S and east of S. 9th Street and include 3.76 acres in tract B, 76.3 acres in tract C, and 60.1 acres in tract D for a total of 140.16 acres zoned A and FP located in Wea 28 (E1/2) 22-4. (UZO 3-2) With conditions.

Vote Results 5-Yes and 0-No

Documents:

[BZA-2039 PURDY ONEALL FARM SE.PDF](#)

5. BZA-2040 PURDY O'NEALL FARM, LLC:

Petitioner is requesting the following 4 variances from the UZO-required standards for mining and quarrying of non-metallic minerals:

3. To allow no bufferyard, no fence, and no setback on the tract C site along its northern property line; (UZO 4-9-7 c & d)

4. To allow no bufferyard and no fence on tract C along its eastern property line (next

to property owned by Loren Schroeder); (UZO 4-9-7 c & d)

5. To allow no bufferyard and no fence on tract C for a different portion of its eastern property line (next to property owner by William Brunton); (UZO 4-9-7 c & d) and

6. To allow no bufferyard and no fence on tract D along its northern property line; (UZO 4-9-7 c & d)

on properties located south of CR 510 S and east of S. 9th Street and including a total of 140.16 acres zoned A and FP in Wea 28 (E1/2) 22-4.

Vote Results:

Variance #3 5-Yes and 0-No

Variance #4 5-Yes and 0-No

Variance #5 4-Yes and 0-No 1-Abstain

Variance #6 5-Yes and 0-No

Documents:

[BZA-2040 PURDY ONEALL FARMS VAR.PDF](#)

6. BZA-2041 MURTAUGH LAW, LLC:

****Continue to the August 26th ABZA meeting****

Petitioner is requesting the following two variances for a proposed self-storage warehouse business on a half-acre tract of GB-zoned property:

1. To allow a 1' setback from Old SR 25 N instead of the required 60'; (UZO 2-17-7) and

2. To eliminate the requirement for each required off-street auto space to open directly on an unobstructed maneuvering aisle; (UZO 4-6-15 b)

on property located at 10 Aretz Lane, Fairfield 11 (SW) 23-4.

IV. ADMINISTRATIVE MATTERS

V. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit www.tippecanoe.in.gov/ada