

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: September 19, 2018**

**Time: 6:00pm**

**Place: County Office Building**

**Tippecanoe Room**

**20 North Third Street**

**Lafayette, Indiana 47901**

**AGENDA**

### **I. BRIEFING SESSION**

- S-4786 Huff Minor Subdivision (minor-sketch)  
This case must be continued to the October 3rd Executive Committee meeting because the notices were not mailed by certified mail.
- Z-2727 HLH Properties, LLC  
This case has been withdrawn at petitioner's request on September 18th, 2018.

### **II. APPROVAL OF MINUTES FROM THE AUGUST MEETING**

Documents:

[APC 08.15.2018.PDF](#)

### **III. NEW BUSINESS**

#### **A. RESOLUTION 2018-04:**

A resolution determining that the Lafayette Redevelopment Commission resolution and amendment to add one new project to the economic development plan for the Consolidated Creasy/Central Economic Development Area conform to the Comprehensive Plan for Tippecanoe County.

***Vote Results 12-Yes and 0-No***

Documents:

**IV. PUBLIC HEARING**

**A. SUBDIVISIONS**

**1. S-4777 LOCUST GROVE MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioners are seeking primary approval for a three-lot subdivision on 8.052 acres, located at the southeast corner of US 231 and CR 850 N, in Shelby 7 (SE) 24-5. *Continued from the September Executive Committee meeting because one of the legal ads was not published in time.*

**Vote Results 12-Yes and 0-No**

Documents:

[S-4777 LOCUST GROVE MINOR.PDF](#)

**2. S-4784 I65 INDUSTRIAL PARK SUBDIVISION (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a 3-lot industrial subdivision on 163.54 acres, located on the north side of Haggerty Lane at the I-65 overpass, in Perry 31 (SE) 23-3.

**Vote Results 13-Yes and 0-No**

Documents:

[S-4784 I65 INDUSTRIAL PARK SUBDIVISION.PDF](#)

**3. S-4785 P.S.I. MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval to replat one lot on 1.262 acres, located between Union and Crouch Streets, just west of 36th Street, in Lafayette, Fairfield 22 (SE) 23-4.

**Vote Results 13-Yes and 0-No**

Documents:

[S-4785 P.S.I. MINOR SUBDIVISION.PDF](#)

**4. S-4786 HUFF MINOR SUBDIVISION (MINOR-SKETCH);**

**\*\*\*\*This case must be continued to the October 3rd Executive Committee\*\*\*\***

Petitioners are seeking primary approval of a 4-lot subdivision on 20.464 acres, located on the north side of CR 900 S, just east of CR 900 E, in Lauramie 2 (SW) 21-3.

Documents:

[S-4786 HUFF MINOR SUBDIVISION.PDF](#)

**B. REZONING ACTIVITIES**

1. **Z-2646 BRIAN L. ANDREWS (ZONING COMMITMENT TERMINATION):**  
Petitioner is requesting the termination of a zoning commitment approved and recorded in June 2016. The commitment limits land uses to specific businesses in the NB zone. APC recommended approval of a rezone last month (Z-2738; NB to R1B) for petitioner's request to restore the property's original residential zoning, located at the southwest corner of Elizabeth and N. 26th Street, specifically, 620 N. 26th Street, Lafayette, Fairfield 21 (SE) 23-4.

**Vote Results 13-Yes and 0-No**

Documents:

[Z-2646 ANDREWS COMMITMENT TERMINATION.PDF](#)

2. **Z-2727 HLH PROPERTIES, LLC (R1 TO NB):**  
**\*\*\*\*Withdrawn at petitioner's request on September 18, 2018\*\*\*\***

Petitioner is requesting rezoning of Lot 366 in BarBarry Heights Subdivision, located on the southeast corner of Kent and Salisbury Street, specifically 915 Kent Avenue in West Lafayette, Wabash 7 (NE) 23-4. Continued from the July 18th APC meeting at petitioner's request. Second and final continuance.

Documents:

[Z-2727 HLH PROPERTIES, LLC.PDF](#)

3. **Z-2739 PURE DEVELOPMENT, INC. (OR TO R4W):**  
Petitioner is requesting rezoning of 2.95 acres located at the northwest corner of Yeager Road and McClure Avenue in West Lafayette, Wabash 01 (SE) 23-5.

**Vote Results 13-Yes and 0-No**

Documents:

[Z-2739 PURE DEVELOPMENT, INC.PDF](#)

4. **Z-2740 MICHAEL THOMPSON/HAMILTON DESIGNS, LLC (A TO GB):**  
Petitioner is requesting rezoning of 3.13 acres for a proposed Dollar General store located at the southwest corner of SR 25 and Turner Road, just north of the platted portion of unincorporated West Point, Wayne Township, Burnetts Reserve 5 (NE) 22-6.

**Vote Results 2-Yes and 11-No**

Documents:

[Z-2740 MICHAEL THOMPSON - DOLLAR GENERAL.PDF](#)

- a. **Z-2741 CHARLES R. VAUGHAN, TRUSTEE (I3 TO R1):**  
Petitioner is requesting rezoning of 39.884 acres located on the

south side of Swisher Road, west of the entrance to Prophetstown State Park and north of the Flood Plain of the Wabash River, Tippecanoe Township, Burnetts Reserve 5 (N1/2) 24-4.

***Vote Results 2-Yes and 11-No***

Documents:

[Z-2741 CHARLES VAUGHAN, TRUSTEE.PDF](#)

**V. ADMINISTRATIVE MATTERS**

**VI. APPROVAL OF THE OCTOBER EXECUTIVE COMMITTEE AGENDA**

Documents:

[100318 EXEC AGENDA.PDF](#)

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

Documents:

[2018-9 CDOV .PDF](#)

**VIII. DIRECTOR'S REPORT**

**IX. CITIZENS' COMMENTS AND GRIEVANCES**

**X. ADJOURNMENT**