

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: October 21, 2020

Time: 6:00pm

**Place: County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, Indiana 47901**

AGENDA

I. PLEASE NOTE:

Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day 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 the livestream on Facebook at: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube at <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgGdZTdjurQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

II. BRIEFING SESSION

A. CONTINUED CASES

The following cases must be continued to the November 18th APC meeting:

- **Z-2807 Jetboy, LLC (GB to I3)**
Petitioner is requesting a continuance in order to file a zoning commitment.
- **Z-2808 Steven McIntyre (NB to R1)**
This case must be continued because one of the two newspaper legal ads was not prepaid and therefore was not published in time for the hearing.

III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 09.16.2020.PDF](#)

IV. NEW BUSINESS

A. RESOLUTIONS

1. **RESOLUTION 2020-05 AN AMENDMENT TO THE CONSOLIDATED CREASY/CENTRAL ECONOMIC DEVELOPMENT PLAN:**

A resolution determining that an amendment to the *Consolidated Creasy/Central Lafayette Economic Development Plan* conforms to the *Comprehensive Plan for Tippecanoe County*, specifically adding the proposed Lafayette Police Station with parking garage to be built on the south side of Columbia Street between 6th and 7th Streets.

Vote Results 16-Yes and 0-No

Documents:

[RESOLUTION 2020-05 ECONOMIC DEVELOPMENT PLAN.PDF](#)

2. **RESOLUTION 2020-06 AN AMENDMENT TO THE APC BYLAWS:**

Bylaw amendment updating the fee schedule in the APC bylaws to include a fee for zoning compliance plan submissions in form-based overlays.

Vote Results 16-Yes and 0-No

Documents:

[RESOLUTION 2020-06 FEE SCHEDULE UPDATE.PDF](#)

3. **RESOLUTION 2020-07 AN AMENDMENT TO THE APC BYLAWS:**

Bylaw amendment to amend the forms for our legal advertisements so that "metes and bounds" legal descriptions are no longer required.

Vote Results 16-Yes and 0-No

Documents:

[RESOLUTION 2020-07 LEGAL ADS.PDF](#)

V. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. **UZO AMENDMENT #98 DISCOVERY PARK DISTRICT OVERLAY:**

This amendment would change UZO Sections 1, 2, 3, and 7 and add a new section 7-3 which would create the Discovery Park District Form-Based Overlay.

Vote Results 16-Yes and 0-No

Documents:

[AMENDMENT 98 DISCOVERY PARK DISTRICT OVERLAY.PDF](#)

B. SUBDIVISIONS

1. S-4938 MOLTER TWO SUBDIVISION (MINOR-SKETCH):

Petitioner is seeking primary approval for a four-lot subdivision on 11.074 acres, located on the north side of CR 950 S and on the east side of CR 350 E, in Lauramie 11 (NE) 21-4. Continued from the October Executive Committee meeting in order to complete soil testing.

Vote Results:

Conditional Primary Approval 16-Yes and 0-No

Documents:

[S-4938 MOLTER TWO SUBDIVISION.PDF](#)

2. S-4939 NEWTON FARMS SUBDIVISION (MINOR-SKETCH):

Petitioners are seeking primary approval for a four-lot subdivision on 6.113 acres, located on the west side of CR 225 W approximately 1/2 mile north of CR 500 N, in Wabash 26 (SE) 24-5. Continued from the October Executive Committee meeting in order to complete soil testing.

Vote Results:

Conditional Primary Approval 16-Yes and 0-No

Documents:

[S-4939 NEWTON FARMS SUBDIVISION.PDF](#)

3. S-4942 CUMBERLAND CROSSING SUBDIVISION (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval for a 2-lot commercial subdivision (plus one outlot) on 20.65 acres, located at the southwest corner of US 231 and Cumberland Avenue, in West Lafayette, Wabash 11 (NE) 23-5.

Vote Results:

Conditional Primary Approval 16-Yes and 0-No
Bonding 16-Yes and 0-No

Documents:

[S-4942 CUMBERLAND CROSSING SUBDIVISION.PDF](#)

4. S-4943 J-S-D ESTATES, PHASE 2 (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval for a replat of two existing lots and unplatted land into one multi-family subdivision lot with 146 units in 10 buildings on 6.36 acres. The site is located on the east side of Poland Hill Road and just south of Twyckenham Boulevard, in

Lafayette, Wea 5 (E1/2) 22-4.

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

Documents:

[S-4943 JSD ESTATES, PHASE 2 SUBDIVISION.PDF](#)

5. **S-4944 PARAMOUNT SHORES SUBDIVISION (MAJOR-PRELIMINARY):**
Petitioner is seeking primary approval for a 1-lot multi-family subdivision with 48 units in 3 buildings on 2.22 acres, located on the north side of Genoa Drive, east of Paramount Drive, in Wabash 2 (NE) 23-5.

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

Documents:

[S-4944 PARAMOUNT SHORE SUBDIVISION.PDF](#)

C. REZONING ACTIVITIES

1. **Z-2798 WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION - ANASTASIA KRUTULIS (WEST LAFAYETTE PUBLIC LIBRARY PD)(PDNR TO PDNR):**

Petitioner is requesting rezoning for an expansion of the existing West Lafayette Public Library. (These plans have been revised from the original submittal.) The proposed two-lot planned development will now contain a 10,406-square foot, 2-story expansion of the current library building on Lot 1 (The existing 139-space parking garage on proposed Lot 2 would not change.) The property is located at 208 W. Columbia Street, West Lafayette, Wabash 19 (NW) 23-4. *Continued from the August 19th APC meeting at petitioner's request.*

Vote Results 15-Yes and 1-No

Documents:

[Z-2798 WEST LAFAYETTE PUBLIC LIBRARY.PDF](#)

2. **Z-2806 TIPPECANOE DEVELOPMENT, LLC (A TO R1):**
Petitioner is requesting rezoning of 16.77 acres for a single-family subdivision of approximately 38 lots (Oak Ridge Subdivision, Section 2) located on the west side of CR 75 E, between CR 500 N & 600 N, Tippecanoe 29 (SE) 24-4.

Vote Results 16-Yes and 0-No

Documents:

[Z-2806 TIPPECANOE DEVELOPMENT, LLC.PDF](#)

3. **Z-2807 JETBOY, LLC (GB TO I3):**

****CONTINUE TO THE NOVEMBER 18TH APC MEETING AT PETITIONER'S REQUEST.****

Petitioner is requesting rezoning of 7.883 acres located on the north side of Elston Road between US 231 and Old Romney Road, specifically 600 Elston Road in Lafayette, Fairfield 31 (SW) 23-4.

Documents:

[Z-2807 JETBOY, LLC.PDF](#)

4. **Z-2808 STEVEN MCINTYRE (NB TO R1):**

****CONTINUE TO THE NOVEMBER 18TH APC MEETING.****

Petitioner is requesting rezoning of a property on the east side of CR 700 E (Yorktown Street) just south of the unincorporated town of Stockwell, specifically 9409 S 700 E, Lauramie 9 (SW) 21-3

Documents:

[Z-2808 STEVEN MCINTYRE.PDF](#)

5. **Z-2809 PURDUE RESEARCH FOUNDATION (GB, NB, OR, PDMX & PDNR TO CBW):**

Petitioner is requesting rezoning of 103.73 acres (the Discovery Park District Overlay area) located north of US 231, east of Airport Road, south of 3rd Street and west of Martin Jischke Drive in West Lafayette, Wabash 24 (E1/2) 23-5.

Vote Results 16-Yes and 0-No

Documents:

[Z-2809 PURDUE RESEARCH FOUNDATION.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE NOVEMBER 4TH EXECUTIVE COMMITTEE AGENDA

Documents:

[11042020 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - ABZA

(No new cases were filed this month.)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT