

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Executive Committee**

### **Notice of Public Hearing**

Date: July 1, 2020

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

### **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](mailto: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 (you must have an account) or YouTube (you must be a subscriber to comment.) Links can also be found on the APC website at: [www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc).

#### **II. APPROVAL OF MINUTES**

Documents:

[EXEC 06.03.2020.PDF](#)

#### **III. NEW BUSINESS**

#### **IV. PUBLIC HEARING**

#### **V. APPROVAL OF THE JULY APC PUBLIC HEARING AGENDA**

Documents:

[2020-7 APC AGENDA.PDF](#)

**VI. APPROVAL OF THE JULY ABZA PUBLIC HEARING AGENDA**

Documents:

[07-22-20 ABZA AGENDA.PDF](#)

**VII. DETERMINATION OF VARIANCES - LAFAYETTE DIVISION OF THE ABZA**

Documents:

[2020-07 LDOV.PDF](#)

**VIII. REVIEW & APPROVAL OF THE JUNE BUDGET REPORT**

Documents:

[JUNE BUDGET REPORT.PDF](#)

**IX. OTHER BUSINESS**

**X. ADJOURNMENT**

**AREA PLAN COMMISSION OF TIPPECANOE COUNTY  
EXECUTIVE COMMITTEE  
MINUTES OF A PUBLIC HEARING**

DATE..... June 3, 2020  
TIME.....4:30 P.M.  
PLACE..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

*Due to the public health emergency, the meeting was held virtually. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>*

**MEMBERS PRESENT**

Jackson Bogan  
Carl Griffin  
Jerry Reynolds  
Larry Leverenz  
Gary Schroeder  
Tom Murtaugh

**MEMBERS ABSENT**

Greg Jones

**STAFF PRESENT**

Sallie Fahey  
Don Lamb  
Kathy Lind  
Chyna Lynch  
Zach Williams, Atty.

President Jackson Bogan called the meeting to order.

Attorney, Zach Williams, called the roll to establish members present.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the May 6th, 2020 meeting. Carl Griffin seconded and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

None.

**III. PUBLIC HEARING**

None.

**IV. APPROVAL OF JUNE APC AGENDA**

Gary Schroeder moved that the following rezoning petition be placed on the June 17, 2020 Area Plan Commission public hearing agenda:

**Z-2783 CARR FAMILY FARM, LLC (A to I3).**

Carl Griffin seconded and the motion was approved by unanimous voice vote.

**V. APPROVAL OF JUNE ABZA AGENDA**

No new cases to be heard this month.

**VI. DETERMINATION OF VARIANCES – LAFAYETTE DIVISION**

Gary Schroeder moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variance, prohibited from consideration by ordinance and statute:

**CASE #2020-09 BRIAN HENRY/TECUMSEH DENTAL PROPERTIES, LLC;**

**CASE #2020-10 EVAN PERRAULT; and**

**CASE #2020-11 JACQUELINE E. CLARK.**

Carl Griffin seconded and the motion was carried aby unanimous voice vote.

**VII. REVIEW AND APPROVAL OF THE APRIL AND MAY BUDGET REPORT**

Gary Schroeder moved to approve the April and May budget reports as submitted. Carl Griffin seconded.

Sallie Fahey said there were two budget reports in the packet. Staff was able to catch up on the timesheets from the APC financial software. The report from March 25 to April 30 was from the last time we were in the office and there is nothing to note in the expenditures to date column. From May 1 to May 31, only half that time was spent in office operating as normal with nothing significant to note.

The motion was passed by unanimous voice.

**VIII. OTHER BUSINESS**

None.

**IX. ADJOURNMENT**

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:37 p.m.

Respectfully Submitted,

Chyna R. Lynch  
Recording Secretary

Reviewed By,



Sallie Fahey

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE ..... JULY 15, 2020  
TIME ..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

(Tentative)

**A G E N D A**

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I. BRIEFING SESSION

II. APPROVAL OF MINUTES

III. NEW BUSINESS

IV. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

**UZO AMENDMENT #97 BUSINESS PARK & GATEWAY DIRECTORY SIGNS:**

This amendment would amend the sign section of the UZO and would add a new category of signage: business park signs and gateway directory signs.

B. SUBDIVISIONS

**S-4922 BLACKER MINOR SUBDIVISION (minor-sketch):**

Petitioners are seeking primary approval to replat four existing lots and parts of three other lots into 2 lots (plus one outlot), all on 1.5 acres located on the southeast side of Main Street between Park Street and East Orange Street, in Clarks Hill, Lauramie 23 (SW) 21-3.

C. REZONING ACTIVITIES

1. **Z-2796 STEVEN D. HABY (GB to R1B):**

Petitioner is requesting rezoning of the northwest corner of Elston Road and Old Romney Road, specifically, 2360 Old Romney Road and 410 Elston Road (there are two houses on one lot), Lafayette, Fairfield 31 (SE) 23-4.

2. **Z-2797 RESONS, LLC (PDRS to R4W):**

Petitioner is requesting rezoning of 1 lot located at the northeast corner of Chauncey Avenue and North Street, specifically, 302 N. Chauncey Avenue (formerly the Chauncey Townhomes PD) in West Lafayette, Wabash 19 (NE) 23-4.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE JULY EXECUTIVE COMMITTEE AGENDA
- VII. DETERMINATION OF VARIANCES – ABZA
- VIII. DIRECTOR'S REPORT
- IX. CITIZENS' COMMENTS AND GRIEVANCES
- X. ADJOURNMENT

**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

*Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include **name** and **address** to be heard. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDzTdjurQ>*

**(Tentative)  
A G E N D A**

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- 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 7 AM to 7 PM, five days a week (Monday through Friday) and 7 AM to 4:30 PM 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)
  - 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 between Samola Drive and Samola Drive on the west side of US 231 in the Sam Wilson Subdivision, Wea 29 (SW) 22-4. (UZO 2-1-7)
  - 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’Neill 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)

**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 a week. Both mining and reclamation would be completed by December 2040. The four tracts included in this request are all located south of CR 510 S and east of S. 9<sup>th</sup> Street and include 182 acres in tract A, 120 acres in tract B, 76.3 acres in tract C, and 60.1 acres in tract D for a total of 438.4 acres zoned A and FP, located in Wea Township in Sections 21 and 28, 22-4. (UZO 3-2)

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

Petitioner is requesting the following 6 variances from the UZO- required standards for mining and quarrying of non-metallic minerals:

1. To allow no bufferyard and no setback on the tract A site along its eastern property line; (UZO 4-9-7c)
2. To allow no bufferyard on the tract B site along its eastern property line; (UZO 4-9-7-c)
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 and d)
4. To allow no bufferyard and no fence on tract C for its eastern property line (next to property owned by Loren Schroeder); (UZO 4-9-7 c and d)
5. To allow no bufferyard and no fence on tract C for a different portion of its eastern property line (next to property owned by William Brunton); (UZO 4-9-7 c and d) and
6. To allow no bufferyard and no fence on tract D for its northern property line; (UZO 4-9-7 c and d)

on properties located south of CR 510 S and east of S. 9<sup>th</sup> Street and including a total of 438.4 acres zoned A and FP in Wea Township, Sections 21 and 28, 22-4.

**6. BZA-2041 MURTAUGH LAW, LLC:**

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.

**II. ADMINISTRATIVE MATTERS**

**III. ADJOURNMENT**

**June 25, 2020**

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**1. CASE #2020-12 JERRY & RACHELLE BRAND:**

Petitioners are requesting a variance to allow construction of a covered porch addition to their R1-zoned residence with a 0' rear setback instead of the required 25' setback on property located at 610 Oaklawn Avenue, Lafayette, Fairfield 32 (NE) 23-4. (UZO 2-1-8)

**2. CASE #2020-13 THE CINCINNATI GROUP, LLC by CHADD S. GIBSON:**

Petitioner is requesting a variance to allow 0 parking spaces per unit instead of the required 1.5 spaces per unit for an existing Central Business zoned building that is being converted into upstairs apartments at 530 Main Street, Lafayette, Fairfield 20 (SE) 23-4. (UZO 4-6-3)

**3. CASE #2020-14 EADO, LLC:**

Petitioner is requesting a variance to allow 94.87 square feet of signage instead of the maximum permitted 40 square feet on Central Business-zoned property located at 1007 Main Street, Lafayette, Fairfield 21 (SW) 23-4. (UZO 4-8-5)

**RECOMMENDATION:**

Staff advises that the above requests do not constitute use variances.

**MONTHLY BUDGET REPORT**

June 01, 2020 - June 24, 2020

ACCOUNT NUMBER AND NAME		TOTAL APPROPRIATION	ENCUMBRANCE FROM LY	MID YR/ END YR TRANSERS	TOTAL	EXPENDITURES THIS MONTH	EXPENDITURES TO DATE	APPROPRIATION BALANCE
1000-2510-11-10	Full Time Personnel	\$854,769.00			\$854,769.00	\$48,021.88	\$381,014.18	\$473,754.82
1000-2510-11-30	Part Time Personnel	\$5,000.00			\$5,000.00			\$5,000.00
<b>TOTAL PERSONAL SERVICES</b>		<b>\$859,769.00</b>			<b>\$859,769.00</b>	<b>\$48,021.88</b>	<b>\$381,014.18</b>	<b>\$478,754.82</b>
1000-2510-21-10	Office Supplies -Gen.	\$4,000.00			\$4,000.00	\$22.95	\$145.12	\$3,854.88
1000-2510-21-30	Printing & Signs for Purch	\$2,000.00			\$2,000.00			\$2,000.00
1000-2510-21-40	Minor Equipment	\$1,000.00			\$1,000.00	\$304.45	\$304.45	\$695.55
<b>TOTAL SUPPLIES</b>		<b>\$7,000.00</b>			<b>\$7,000.00</b>	<b>\$327.40</b>	<b>\$449.57</b>	<b>\$6,550.43</b>
1000-2510-31-10	Legal Services	\$27,600.00	\$3,520.00		\$31,120.00	\$3,010.00	\$14,274.50	\$16,845.50
1000-2510-31-90	Other Professional Services	\$500.00			\$500.00			\$500.00
1000-2510-32-10	Travel Costs & Mileage	\$8,000.00	\$10.00		\$8,010.00	\$35.14	\$313.62	\$7,696.38
1000-2510-33-10	Published Legals	\$750.00	\$40.00		\$790.00		\$63.68	\$726.32
1000-2510-36-20	Repair Veh&Equip	\$1,500.00	\$546.00		\$2,046.00		\$546.53	\$1,499.47
<b>TOTAL OTHER SERVICES &amp; CHARGE!</b>		<b>\$38,350.00</b>	<b>\$4,116.00</b>		<b>\$42,466.00</b>	<b>\$3,045.14</b>	<b>\$15,198.33</b>	<b>\$27,267.67</b>
1000-2510-39-10	Dues & Subscriptions	\$5,300.00			\$5,300.00	\$314.00	\$2,388.00	\$2,912.00
<b>TOTAL</b>		<b>\$5,300.00</b>			<b>\$5,300.00</b>	<b>\$314.00</b>	<b>\$2,388.00</b>	<b>\$2,912.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$45,350.00</b>	<b>\$4,116.00</b>		<b>\$49,466.00</b>	<b>\$3,372.54</b>	<b>\$15,647.90</b>	<b>\$33,818.10</b>
<b>TOTAL BUDGET</b>		<b>\$910,419.00</b>	<b>\$4,116.00</b>		<b>\$914,535.00</b>	<b>\$51,708.42</b>	<b>\$399,050.08</b>	<b>\$515,484.92</b>

Social Security \$65,773.00  
 PERF Retirement \$95,735.00  
 Furnished by County  
 TOTAL BUDGET \$1,071,927.00