

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: August 19, 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A. CONTINUED AND WITHDRAWN CASES

- Z-2798 West Lafayette Public Library PD (PDNR to PDNR): Petitioner has requested a continuance to the October 21st APC meeting. First continuance.
- Z-2799 Stenz / LNHS, LLC (PDMX to R3): Petitioner has withdrawn this request.

III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 07.15.2020.PDF](#)

IV. NEW BUSINESS

A. FINAL DETAILED PLANS RESOLUTION

1. **RESOLUTION PD-20-07: PURDUE RESEARCH FOUNDATION (PROVENANCE PD) Z-2766:**

Re-approval of Final Detailed Plans, consisting of the final plat for phase 1 and the final plat for phase 2, part 1 of the Provenance PD. The approved preliminary plans allow for a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of commercial retail. The property is located on the southwest corner of the intersection of State Street and Airport Road, in West Lafayette, Wabash 24 (S1/2) 23-5.

Vote Results 17-Yes and 0-No

Documents:

[PD-20-07 PROVENANCE.PDF](#)

V. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. **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. Continued from the July APC meeting after it was tabled to the August 5th Ordinance Committee meeting.

Vote Results 17-Yes and 0-No

Documents:

[AMEND 97 BUSINESS PARK SIGNS REVISED.PDF](#)

B. SUBDIVISIONS

1. **S-4930 ELSTON ACRES MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval for two lots on 0.686 acres, located at the northwest corner of Old Romney Road and Elston Road, Lafayette, Fairfield 31 (SE) 23-4. Continued from the August Executive Committee meeting because legal ads were not published in time.

**Vote Results:
Conditional Primary Approval 17-Yes and 0-No**

Documents:

[S-4930 ELSTON ACRES MINOR SUB.PDF](#)

2. **S-4931 PARAMOUNT MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval for two lots on 4.39 acres,

located on the north side of Genoa Drive and the east side of Paramount Drive, in Wabash 2 (NE) 23-5.

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

Documents:

[S-4931 PARAMOUNT MINOR SUB.PDF](#)

3. **S-4932 CROSSER COMMONS MINOR SUBDIVISION (MINOR-SKETCH):**
Petitioners are seeking primary approval to replat two lots into two lots (plus one outlot) on 0.426 acres, located on the east side of Powderhouse Lane, just north of the Walker Court intersection, in Lafayette, Fairfield 31 (SE) 23-4.

Vote Results:
Conditional Primary Approval 17-Yes and 0-No

Documents:

[S-4932 CROSSER COMMONS MINOR SUB.PDF](#)

C. REZONING ACTIVITIES

1. **Z-2798 WEST LAFAYETTE PUBLIC LIBRARY LEASING CORPORATION - ANASTASIA KRUTULIS (WEST LAFAYETTE PUBLIC LIBRARY PD)(PDNR TO PDNR):**
****Continued to the October 21st APC meeting at petitioner's request.****
Petitioner is requesting rezoning for an expansion of the existing West Lafayette Public Library. The proposed two-lot planned development will contain a 13,000 square foot, 3-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.
2. **Z-2799 STENZ / LNHS, LLC (PDMX TO R3):**
****WITHDRAWN BY PETITIONER, AUGUST 19, 2020****
Petitioners are requesting rezoning of 8 lots located at the northeast corner of North 9th Street and Brown Street (currently part of the parking lot for the Old Jeff Centre PD, 619 N. 9th Street) in Lafayette, Fairfield 21 (SW) 23-4.
3. **Z-2800 JOSHUA SHIVES (A TO GB):**
Petitioner is requesting rezoning of Lot 2 of Oliver Subdivision, located at the northwest corner of SR 25 W and CR 500 W, specifically 5000 SR 25 W, in Wayne 22 (SE) 22-5.
****Continued to September 16, 2020 Area Plan Commission meeting to add Commitment****

Documents:

[Z-2800 JOSHUA SHIVES.PDF](#)

4. Z-2801 WALLICK COMMUNITIES (NB TO R3):

Petitioner is requesting rezoning of 5.22 acres on the west side of Paramount Drive, just south of Lark apartments (formerly known as Campus Suites), for a proposed 60-unit, three building multi-family development known as Wabash Commons in Wabash 2 (NE) 23-5.

Vote Results 17-Yes and 0-No

Documents:

[Z-2801 WALLICK COMMUNITIES.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE SEPTEMBER 2ND EXECUTIVE COMMITTEE AGENDA

Documents:

[09022020 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - ABZA

Documents:

[2020-08 CDOV .PDF](#)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT