

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

DATE..... JANUARY 4, 2017
TIME..... 4:30 P.M.
PLACE..... CO. OFFICE BLDG.
20 N. 3rd STREET
LAFAYETTE, IN 47901

MEMBERS PRESENT

Gerry Keen
Jerry Reynolds
Greg Jones
Tom Murtaugh
Carl Griffin
Tim Shriner
Gary Schroeder

MEMBERS ABSENT

STAFF PRESENT

Sallie Fahey
Ryan O’Gara
Kathy Lind
Linda Underwood
Zach Williams, Atty.

President Gerry Keen called the meeting to order.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the December 7, 2016 Executive Committee public hearing as submitted. Greg Jones seconded and the motion carried by voice vote.

II. NEW BUSINESS

RESOLUTION PD 17-01-- E & A HOSPITALITY, LLC (THE WHITTAKER PD) Z-2593:
Final Detailed Plans, for phases 1 and 2 of The Whittaker Planned Development: the approved preliminary plans allow for the construction of the following in three phases on the 16.49 acre site: a maximum 18-guestroom inn with an event space for up to 40 persons (Phase 1: “The Inn”), an additional event space which can hold up to 50 persons (Phase 2: “The Barn”) and a single-family detached caretaker’s residence (Phase 3: “The Proprietor’s House”). The property is located to the northwest of the intersection of CR 500 N and CR 50 W in Tippecanoe 30 (NW) 24-4.

Gary Schroeder moved to hear and approve **RESOLUTION PD 17-01--E & A HOSPITALITY, LLC (THE WHITTAKER PD) Z-2593.** Greg Jones seconded.

Ryan O’Gara said the Tippecanoe County Commissioners approved the rezone to PDMX in January 2015. He then displayed a rendering of inn and event space. He explained that petitioners will file the final plat late because they are not ready to bond at this time. These Final Detailed Plans, consisting of Construction Plans for phases 1 and 2, meet all conditions required at this stage of development. Once these FDPs are approved and recorded, the owner will be able to apply for permits connected with clearing, grading, and infrastructure work. Once the Final Plat is approved and recorded and petitioners submit bonding, permits can be issued to construct the buildings. He concluded with a recommendation of approval.

Tim Balensiefer, 105 North 10th Street, Lafayette, IN 47901, surveyor representing the petitioner, concurred with the staff report and requested approval.

The Committee voted by ballot 7 yes to 0 no to approve **RESOLUTION PD 17-01--E & A HOSPITALITY, LLC (THE WHITTAKER PD) Z-2593.**

III. PUBLIC HEARING

None

IV. APPROVAL OF THE JANUARY AREA PLAN COMMISSION PUBLIC HEARING AGENDA:

Gary Schroeder moved that the following *Ordinance Amendment* be placed on the January 18, 2017 Area Plan Commission public hearing agenda:

UZO AMENDMENT #88

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the January 18, 2017 Area Plan Commission public hearing agenda:

Z-2675—INDIANA DISTRICT OF THE LUTHERAN CHURCH MISSOURI SYNOD, INC. (460 Northwestern PD) (PDNR to (PDNR),

Z-2677—538, LLC (Historic Peirce House PD) (R1U to PDRS),

Z-2679—CHRIS L. MOORE (AW to A), and

Z-2680--YOUNG MEN'S CHRISTIAN ASSOCIATION OF LAFAYETTE (R1 to GB)

Greg Jones seconded and the motion carried by voice vote.

V. APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the January 25, 2017 Area Board of Zoning Appeals Public Hearing agenda:

BZA-1952—TIPPCO INVESTMENTS, LLC and

BZA-1953—TIPPCO INVESTMENTS, LLC

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following BZA petition for Special Exception does not substantially adversely affect the Comprehensive Plan:

BZA-1953—TIPPCO INVESTMENTS, LLC

Greg Jones seconded and the motion carried by voice vote.

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 #2017-01—TEMPEST PROPERTIES, LLC,
CASE #2017-02—SCHEUMANN PROPERTIES II, LLC,
CASE #2017-03—ZACHARRI R. & ABIGIAL E. BROWN,
CASE #2017-04—DRURY DEVELOPMENT CORPORATION, and
CASE #2017-05—EMH & T.

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that in the following cases the sign ordinance be strictly adhered to:

CASE #2017-04—DRURY DEVELOPMENT CORPORATION

Greg Jones seconded and the motion carried by voice vote.

VII. REVIEW AND APPROVAL OF THE DECEMBER BUDGET REPORT

Sallie Fahey said there is nothing noteworthy to report about the December expenditures. She explained that the office stocks up on office supplies in December for the following year. She added that a couple of yearly dues and subscriptions were paid in December and concluded by saying we ended up in very good shape for 2016.

Gary Schroeder moved to approve the December budget report as submitted. Greg Jones seconded and the motion carried by voice vote.

VIII. OTHER BUSINESS

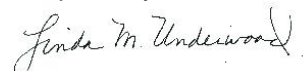
None

IX. ADJOURNMENT

Gary Schroeder moved to adjourn. Greg Jones seconded and the motion carried by voice vote.

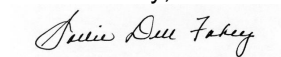
The meeting adjourned at 4:40 p.m.

Respectfully submitted,



Linda Underwood
Recording Secretary

Reviewed by,



Sallie Dell Fahey
Executive Director