

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

DATE..... FEBRUARY 6, 2019
 TIME..... 4:30 P.M.
 PLACE..... CO. OFFICE BLDG.
 20 N. 3rd STREET
 LAFAYETTE, IN 47901

MEMBERS PRESENT

Tom Murtaugh
 Jackson Bogan
 Carl Griffin
 Gary Schroeder
 Jerry Reynolds
 Greg Jones

MEMBERS ABSENT

Gerry Keen

STAFF PRESENT

Sallie Fahey
 Ryan O’Gara
 Kathy Lind
 John Burns
 Diana Trader
 Zach Williams, Atty.

President Tom Murtaugh called the meeting to order.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the January 2, 2019 Executive Committee public hearing as submitted. Greg Jones seconded, and the motion carried by voice vote.

II. NEW BUSINESS

Tom Murtaugh said that **S-4814 SOUTH FORK VALLEY MINOR SUBDIVISION (minor-sketch)** had been withdrawn, and **S-4815 MCKINLEY MINOR SUBDIVISION (minor-sketch)** will be continued to the February 20, 2019 Area Plan Commission meeting.

FINAL DETAILED PLANS

RESOLUTION PD-19-01: TOMISH DEVELOPERS, LLC & CHAUNCEY CONSTRUCTION, LLC (Fowler Avenue Apartments PD)(Z-2736):

Final Detailed Plans for the Fowler Avenue Apartments PD. The approved preliminary plans allow for the construction of a 4-story multi-family apartment building (Lot 1) containing 53 units and a maximum of 65 bedrooms and 35 basement parking spaces. Lots 2 and 3 (approximately 0.08 acres total) are to be improved by a 5-space surface parking lot, providing additional parking for the project located at the northeast corner of Fowler and Chauncey Avenues, West Lafayette, Wabash 19 (NW) 23-4.

Gary Schroeder moved to hear and approve **RESOLUTION PD-19-01: TOMISH DEVELOPERS, LLC & CHAUNCEY CONSTRUCTION, LLC (Fowler Avenue Apartments PD) (Z-2736)**. Greg Jones seconded.

Ryan O’Gara presented the construction plans and final plat. Ryan highlighted the area zoning history and area land use patterns. Ryan said the site is located at the intersection of Chauncey Avenue and Fowler Avenue in West Lafayette. He said this resolution is for the Fowler Avenue Apartments PD that was approved by the City of West Lafayette Common Council in September 2018. He said the project is a 4-story apartment building with 53 units and 65 bedrooms. Ryan said the developer will be creating 3 lots; lots 2 and 3 will have a storm water facility and a 5-space surface parking lot for overflow parking for the project. Ryan said the developer was kind enough to lend the former homes on the site to the West Lafayette Fire Department for training purposes. The homes have now been demolished, and the site is ready for construction to begin. Ryan said the final detail plans consist of construction plans and the final plat, bonding has been received and accepted, and developer will be ready to record if this project is approved tonight. He said one thing staff is waiting on is the FAA permit due to the recent federal government shutdown. Ryan said the City of West Lafayette is not going to allow the developer to go vertical with the project until the FAA permit arrives. He said the developer still had to dig a basement and do some other things, so he will be allowed to start on those in the interim. Ryan said it would be around 40 days before the FAA responds with the permit.

Ryan said staff is recommending approval of **Resolution PD 19-01**.

Ryan Munden, Reiling, Teder, & Schrier, 250 Main Street, Suite 601, Lafayette, IN 47901, attorney representing the petitioner, said he concurs with Ryan’s comments and recommendation and requested the Executive Committee’s approval.

The Committee voted 6 yes to 0 no to approve **RESOLUTION PD-19-01: TOMISH DEVELOPERS, LLC & CHAUNCEY CONSTRUCTION, LLC (Fowler Avenue Apartments PD) (Z-2736)**.

III. PUBLIC HEARING

Gary Schroeder moved to continue **S-4815 MCKINLEY MINOR SUBDIVISION (minor-sketch)**, to the February 20, 2019 Area Plan Commission meeting agenda. Greg Jones seconded, and the motion passed by unanimous voice vote.

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

Gary Schroeder moved that the following rezoning petition be placed on the February 20, 2019 Area Plan Commission public hearing agenda:

Z-2756 MARKET SOUTH, LLC (NB to GB) with commitment.

Greg Jones seconded, and the motion carried by voice vote.

V. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the February 27, 2019 Area Board of Zoning Appeals Public Hearing agenda:

BZA-2002 JON TROY AUSTIN

BZA-2003 LISA AND STEVE ROBINSON

BZA-2004 CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.

BZA-2005 CUMBERLAND PARTNERS, LLC

BZA-2006 PRAVEEN SAXENA

BZA-2007 ROBERT WM. GROSS

BZA-2008 ROBERT WM. GROSS

Greg Jones seconded, and the motion carried by voice vote.

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

BZA-2002 JON TROY AUSTIN

BZA-2005 CUMBERLAND PARTNERS, LLC

Greg Jones seconded, and the motion carried by voice vote.

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 #2019-04 KARMA ENTERPRISES, LLC

CASE #2019-05 FRANK FOUST

CASE #2019-06 LAFAYETTE SCHOOL CORPORATION

Greg Jones seconded, and the motion carried by voice vote.

Gary Schroeder moved that the sign ordinance be strictly adhered to for the following request:

CASE #2019-06 LAFAYETTE SCHOOL CORPORATION

Greg Jones seconded, and the motion carried by voice vote.

VI. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT

Sallie Fahey said there was a little bit of cleanup from last year in the budget report. She said the dollar amounts listed under the column heading ENCUMBRANCE FROM LAST YEAR were for invoices that arrived at the end of the year after the county had paid the final claims for the year. Sallie said that money was encumbered from the 2018 budget into the 2019 budget. She said the dollar amounts listed under the column heading EXPENDITURES THIS MONTH were mainly those items encumbered from 2018. She said one exception is \$1,376.74 listed under Minor Equipment, the bulk of that money is for ink cartridges and paper for the GIS plotter machine. Tom Murtaugh asked is there were any questions for Sallie and there were none.

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

VIII. OTHER BUSINESS

None

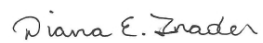
IX. ADJOURNMENT

Gary Schroeder moved to adjourn.

The meeting adjourned at 4:38 p.m.

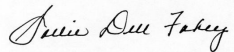
Respectfully submitted,

Diana E. Trader

A handwritten signature in cursive script that reads "Diana E. Trader".

Acting Recording Secretary

Reviewed by,

A handwritten signature in cursive script that reads "Sallie Dell Fahey".

Sallie Dell Fahey
Executive Director