

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

DATE..... FEBRUARY 7, 2018
 TIME..... 4:30 P.M.
 PLACE..... CO. OFFICE BLDG.
 20 N. 3rd STREET
 LAFAYETTE, IN 47901

MEMBERS PRESENT

Gerry Keen
 Gary Schroeder
 Carl Griffin
 Jackson Bogan

MEMBERS ABSENT

Tom Murtaugh
 Jerry Reynolds
 Greg Jones

STAFF PRESENT

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

Vice-President Jackson Bogan called the meeting to order.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the January 3, 2018 Executive Committee public hearing as submitted. Carl Griffin seconded and the motion carried by voice vote.

II. NEW BUSINESS

PRIMARY APPROVAL EXTENSION REQUEST

RAINEYBROOK SUBDIVISION, PART 2, SECTION 2 (S-3269):
 The subdivider, RBROOK, LLC (represented by Tim Balensiefer of TBIRD Design Services), is requesting a sixth 2-year extension for the original conditional primary approval granted on February 19, 2003 for a 67-lot single-family subdivision on 34.46 acres, located on the north side of CR 500 S, 3/4 mile west of US 231, Wea 18 (SW) 22-4.

Gary Schroeder moved to approve a 6th Primary Approval Extension for RAINEYBROOK SUBDIVISION, PART 2, SECTION 2 (S-3269). Carl Griffin seconded.

Sallie Fahey presented the zoning map and preliminary plat, highlighting the 13 lots included in this request. She said a fifth 2- year extension was granted in February 2016 and will expire on February 19th. She went on to say construction plans for the entire project were approved in July 2004 and 54 lots have been recorded. She concluded with a recommendation of approval with any applicable conditions from the original conditional primary approval:

1. The off-site causeway entrance road shall be constructed and accepted for maintenance into the County road system prior to acceptance of any Part 2, Section 2 streets.
2. In the construction plans and on the final plat, a horizontal curve shall be added

to Topsail Trace at Lots 201, 208, 275 and 276.

3. In the construction plans and on the final plat, the Wharfside Parkway right-of-way at Lot 232 shall be reduced to the standard 50-ft. width and the balance of the land on the western side of the roadway shall be platted as an outlot and labeled "Outlot C".

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

4. The Lafayette City Engineer shall approve the sanitary sewer and water plans.
5. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department.
6. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District and meeting the requirements of the County Drainage Board as required by Tippecanoe County Ordinance #93-18-CM.
7. The County Drainage Board shall approve the drainage plans.
8. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
9. On the grading plan, the lowest floor elevation for any building pad within 100 ft. of the FP (Flood Plain) district shall meet the flood protection grade.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

10. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
11. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
12. All required building setbacks shall be platted.
13. When the final grading is complete, the Regulatory Flood Elevation and Boundary Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-26-17.
14. The Town of Shadeland corporation line must be shown on the final plat.
15. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

16. The purpose, ownership and maintenance of all the outlots shall be specified.

Tim Balensiefer, 105 North 10th Street, Lafayette, IN 47901, surveyor representing the petitioner, stated he agreed with the staff report and was happy to answer any questions.

The Committee voted by ballot 4-yes to 0-no to approve a 6th Primary Approval Extension for RAINEYBROOK SUBDIVISION, PART 2, SECTION 2 (S-3269).

III. PUBLIC HEARING

None

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

Gary Schroeder moved that the following subdivision petitions be placed on the February 21, 2018 Area Plan Commission public hearing agenda at petitioners' request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

S-4738—CITATION HOMES MINOR SUBDIVISION (minor-sketch), and
S-4739—THREE MEADOWS SUBDIVISION, PHASE 1 (major-preliminary)

Carl Griffin seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the February 21, 2018 Area Plan Commission public hearing agenda:

Z-2716—SAGAMORE COMMONS, LLC (OR to GB), and
Z-2717—DAVID C. KOVICH (A to R1A)

Carl Griffin 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 28, 2018 Area Board of Zoning Appeals Public Hearing agenda:

BZA-972—DF PROPERTIES, LLP,
BZA-1974—IMRAN KAZEM, and
BZA-1975—MICHAEL & KAY SOLOMON

Carl Griffin 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 a request for use variance, prohibited from consideration by ordinance and statute:

CASE #2018-02—KJG ARCHITECTURE, INC and
CASE #2018-03—BECK PLAZA, LLC

Carl Griffin seconded and the motion carried by voice vote.

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

CASE #2018-03—BECK PLAZA, LLC

Carl Griffin seconded and the motion carried by voice vote.

VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT

Sallie Fahey said most of the January expenses shown in the report were incurred in 2017 and the funds to pay them were encumbered into 2018. She pointed out that we spent \$48.85 in legal ads in 2017 but we were only able to encumber \$48.00 because we have to encumber down to the nearest dollar and not up.

Gary Schroeder moved to approve the January budget report as submitted. Carl Griffin seconded and the motion carried by voice vote.

VIII. OTHER BUSINESS

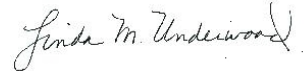
None

IX. ADJOURNMENT

Gary Schroeder moved to adjourn. Carl Griffin seconded and the motion carried by voice vote.

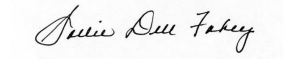
The meeting adjourned at 4:40p.m.

Respectfully submitted,



Linda Underwood
Recording Secretary

Reviewed by,



Sallie Dell Fahey
Executive Director