

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

DATE..... MARCH 1, 2017
TIME..... 4:30 P.M.
PLACE..... CO. OFFICE BLDG.
20 N. 3rd STREET
LAFAYETTE, IN 47901

MEMBERS PRESENT

Gerry Keen
Jackson Bogan
Greg Jones
Tom Murtaugh
Carl Griffin
Gary Schroeder

MEMBERS ABSENT

Jerry Reynolds

STAFF PRESENT

Sallie Fahey
Ryan O’Gara
Linda Underwood
Jay Seeger, Atty.

President Gerry Keen called the meeting to order.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the February 1, 2017 Executive Committee public hearing as submitted. Greg Jones seconded and the motion carried by voice vote.

II. NEW BUSINESS

None

III. PUBLIC HEARING

Gary Schroeder moved that the Comprehensive Plan for Tippecanoe County, the Unified Zoning Ordinance of Tippecanoe County, and the Unified Subdivision Ordinance for Tippecanoe County, Indiana are hereby entered by reference into the record of each agenda item. Greg Jones seconded and the motion carried by voice vote.

Gerry Keen read the meeting procedures.

S-4644--MEEKS SUBDIVISION, PHASE 2 (minor-sketch):

Petitioner is seeking primary approval to replat one commercial lot into two lots on 1.71 acres, located at the southwest corner of South Street and the I-65 on-ramp, in Lafayette, Fairfield 25 (NW) 23-4.

Gary Schroeder moved to hear and vote on S-4644—MEEKS SUBDIVISION, Phase 2 (minor-sketch). Greg Jones seconded.

Sallie Fahey presented the zoning map, aerial photos and sketch plan. She referred to the site plan to show where this property was subdivided into two lots a few months ago. She explained that this request is to divide Lot 2 into two lots (2A and 2B) and added that a Longhorn Steakhouse will occupy one of the lots. She explained that the land was the site of the Hour Time Restaurant and the lobby for the Best Western Hotel. She highlighted the portion of the hotel that remains and other uses in the area. She summarized the remainder of the staff report and concluded with a recommendation of approval, contingent on the following conditions:

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

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.

Patrick Williams, 105 North 10th Street, Lafayette, IN 47901, surveyor representing the petitioner, concurred with the staff report, agreed to the conditions and requested approval.

The Committee voted by ballot 5 yes to 0 no to grant conditional primary approval for **S-4644—MEEKS SUBDIVISION, Phase 2 (minor-sketch)**.

Jackson Bogan joined the meeting in progress.

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

Gary Schroeder moved that the following *Ordinance Amendments* be placed on the March 15, 2017 Area Plan Commission public hearing agenda:

UZO AMENDMENT #89 and
UZO AMENDMENT #90

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following subdivision petitions be placed on the March 15, 2017 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-4648—LAFAYETTE SHOPPES SUBDIVISION (minor-sketch),
S-4649—UNIVERSITY PARK 2ND ADDITION, REPLAT OF LOTS 20-25 (minor-sketch), and
S-4650—RUSSELL GROVE SUBDIVISION (minor-sketch).

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petition be placed on the March 15, 2017 Area Plan Commission public hearing agenda:

Z-2682—MAR JEAN VILLAGE, LLC (NB to GB)

Greg Jones seconded and the motion carried by voice vote.

V. APPROVAL OF THE MARCH ABZA PUBLIC HEARING AGENDA

No New Cases Filed

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 #2017-09—LONGHORN STEAKHOUSE/SES-CHARLEY SCHALLIOL,

CASE #2017-10—LAFAYETTE RETAIL, LLC, and

CASE #2017-11—LAFAYETTE RETAIL, LLC.

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 #2017-09—LONGHORN STEAKHOUSE/SES-CHARLEY SCHALLIOL, and

CASE #2017-11—LAFAYETTE RETAIL, LLC.

Greg Jones seconded and the motion carried by voice vote.

VII. REVIEW AND APPROVAL OF THE FEBRUARY BUDGET REPORT

Sallie Fahey said most of the February expenditures were routine. The expenditure under *Travel & Training* was the registration fee for Ryan O’Gara to attend the Indiana APA conference this spring. The expenditure listed under *Dues & Subscriptions* was for our yearly subscription to Urban Land Institute.

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

VIII. OTHER BUSINESS

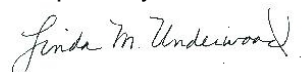
None

IX. ADJOURNMENT

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

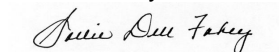
The meeting adjourned at 4:40p.m.

Respectfully submitted,



Linda Underwood
Recording Secretary

Reviewed by,



Sallie Dell Fahey
Executive Director