

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

DATE..... March 21 2018
TIME..... 6:00 P.M.
PLACE..... County Office Bldg.
20 N. 3rd Street
Lafayette, IN 47901

MEMBERS PRESENT

Greg Jones
Diana Luper
Tom Murtaugh
Gary Schroeder
Jackson Bogan
Jerry Reynolds
Dave Williams
Gerry Keen
Perry Brown
Vicki Pearl
Tyrone Taylor
Roland Winger
Larry Leverenz
Michelle Long

MEMBERS ABSENT

Jake Gray
Tracy Brown
Dr. Carl Griffin

STAFF PRESENT

Sallie Fahey
Cat Schoenherr
Ryan O’Gara
Don Lamb
Linda Underwood
Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 21st day of March, 2018 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

President Tom Murtaugh called the meeting to order.

I. BRIEFING SESSION

Sallie Fahey said the only case on the agenda is ready to be heard.

II. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the February 21, 2018 meeting. Greg Jones seconded and the minutes were approved by unanimous voice vote.

III. NEW BUSINESS

None

IV. PUBLIC HEARING

Tom Murtaugh read the meeting procedures.

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

A. REZONING ACTIVITIES

1. **Z-2719--GLC REAL ESTATE, LLC (NB & GB to GB):**

Petitioner is requesting rezoning of three recently vacated lots (V-50) in the unincorporated town of West Point located at 7018-7010 Jefferson Street, Wayne 13 (SE) 22-6.

Gary Schroeder moved to hear and approve **Z-2719—GLC REAL ESTATE, LLC (NB & GB to GB)**. Greg Jones seconded.

Ryan O’Gara presented the zoning map and aerial photos, and said the three lots shown were vacated in December 2017 and recorded in January 2018. He summarized the zoning history and referred to the aerial to highlight the area land uses. He explained that this rezone will enlarge the existing GB zoned area in the middle of West Point centered on the Jefferson and Washington Street intersection. He said petitioner is proposing a large building for business storage. Installation of a commercial septic system would use most of the land in this request so petitioner plans on constructing a storage building with no restroom facilities because the main building across the street has restrooms facilities. He concluded with a recommendation of approval.

Joseph Bumbleburg, PO Box 1535, Lafayette, IN 47902, attorney representing the petitioner, concurred with the staff report and said it accurately describes the site and explains petitioner’s plans. He then distributed a letter of support from a neighbor and requested a positive recommendation.

The Commission voted by ballot 14 yes to 0 no to recommend approval of **Z-2719—GLC REAL ESTATE, LLC (NB & GB to GB)** to the Tippecanoe County Commissioners.

This case will be heard by the Tippecanoe County Commissioners at their April 2, 2018 meeting. Petitioner or his representative must appear.

V. ADMINISTRATIVE MATTERS

None

VI. APPROVAL OF THE APRIL EXECUTIVE COMMITTEE AGENDA

No new cases filed

VII. DETERMINATION OF VARIANCES – AREA BOARD OF ZONING APPEALS

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:

BZA-1976—CITATION HOMES, LLC,
BZA-1977—CITATION HOMES, LLC, and
BZA-1978—CLINE MAC LIMITED LIABILITY

Greg Jones seconded and the motion was approved by unanimous voice vote.

VIII. DIRECTOR’S REPORT

Sallie Fahey said she has nothing to add to the report she emailed to the Commission earlier today. She went on to say the Commissioners will be glad to know the three sisters from Black Walnut Farms have filed for a three-lot minor subdivision (the first of several) as was suggested.

IX. CITIZEN COMMENT AND GRIEVANCES

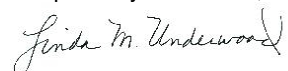
None

X. ADJOURNMENT

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

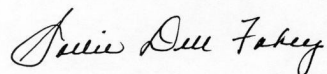
The meeting adjourned at 6:10p.m.

Respectfully Submitted,



Linda M. Underwood
Recording Secretary

Reviewed By,



Sallie Fahey
Executive Director