

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

DATE..... MAY 2, 2018  
TIME..... 4:30 P.M.  
PLACE..... CO. OFFICE BLDG.  
20 N. 3<sup>rd</sup> STREET  
LAFAYETTE, IN 47901

**MEMBERS PRESENT**

Gary Schroeder  
Jerry Reynolds  
Greg Jones  
Tom Murtaugh  
Carl Griffin

**MEMBERS ABSENT**

Gerry Keen  
Jackson Bogan

**STAFF PRESENT**

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

President Tom Murtaugh called the meeting to order.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the April 4, 2018 Executive Committee public hearing as submitted. Greg Jones seconded and the motion carried by voice vote.

**II. NEW BUSINESS**

None

**III. 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 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.

**1. S-4746--BLACK WALNUT FARM SUBDIVISION, PHASE 1 (minor-sketch):**

Petitioner is seeking primary approval for a 3-lot subdivision on 6.52 acres, located on the west side of Newcastle Road, just north of Wyandotte Road, in Sheffield 17(S½) 22-3, 20(N½) 22-3 and Richardville Reserve. *CONTINUED FROM THE APRIL APC MEETING BECAUSE NO SOIL WORK HAS BEEN DONE*

Gary Schroeder moved to hear and vote on **S-4746—BLACK WALNUT FARM SUBDIVISION, PHASE 1 (minor-sketch)**. Greg Jones seconded.

Kathy Lind presented the zoning map, aerial photos and sketch plan, highlighting the parent tract. She explained that this request for three lots, along with the previously recorded Allen Minor Subdivision will use all four of the division rights within this parent tract. 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. 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.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.

Joseph Bumbleburg, PO Box 1535, Lafayette, IN 47902, attorney representing the petitioner, concurred with the staff report, agreed to the conditions and requested approval. He said this subdivision is being proposed to satisfy some family problems by generating funds to take care of an aging parent.

The Committee voted by ballot 5 yes to 0 no to grant conditional primary approval for **S-4746—BLACK WALNUT FARM SUBDIVISION, PHASE 1 (minor-sketch)**.

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

Gary Schroeder moved that the following subdivision petitions be placed on the May 16, 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-4748—GULATI MINOR SUBDIVISION, A REPLAT of LOT 199 HADLEY MOORS SUBDIVISION, PT.2 (minor-sketch),**  
**S-4749—WEST LAFAYETTE HIGH SCHOOL MINOR SUBDIVISION, A REPLAT OF LOTS 1-36, CHARLES W. ROSS ADDITION, PLUS UNPLATTED LAND (minor-sketch),** and  
**S-4750—COTTAGES AT CUMBERLAND SUBDIVISION (major-preliminary)**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the May 16, 2018 Area Plan Commission public hearing agenda:

**Z-2726—BROWNING INVESTMENTS (Convergence – Discovery Park District PD) (A to PDNR),**  
**Z-2727—HLH PROPERTIES, LLC (R1 to NB),**  
**Z-2728—CALL, LLC (GB to I1),**  
**Z-2729—CALL, LLC (GB to I1),** and  
**Z-2730—TIPPECANOE COUNTY PUBLIC LIBRARY (R1 & PDRS to NB)**

Greg Jones seconded and the motion carried by voice vote.

## V. APPROVAL OF THE MAY ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the May 23, 2018 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-1983—GARY RATCLIFF** and  
**BZA-1984—VERLYN AND LISA FAST**

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-1983—GARY RATCLIFF** and  
**BZA-1984—VERLYN AND LISA FAST**

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 #2018-10—SAMANTHA MILBURN / HUSTON ELECTRIC,**  
**CASE #2018-11—TWO BEARS PROPERTIES, LLC,** and  
**CASE #2018-12—STAR CITY CROSSING, LLC**

Greg Jones seconded and the motion carried by voice vote.

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

**CASE #2018-10—SAMANTHA MILBURN / HUSTON ELECTRIC**

Greg Jones seconded and the motion carried by voice vote.

## VII. REVIEW AND APPROVAL OF THE APRIL BUDGET REPORT

Sallie Fahey said there were no expenditures of note in April and said she is available to answer any questions.

Gary Schroeder moved to approve the April 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.

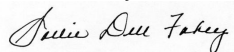
The meeting adjourned at 4:40p.m.

Respectfully submitted,



Linda Underwood  
Recording Secretary

Reviewed by,



Sallie Dell Fahey  
Executive Director