

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

DATE..... JUNE 6, 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  
Jackson Bogan

**MEMBERS ABSENT**

Gerry Keen

**STAFF PRESENT**

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 May 2, 2018 Executive Committee public hearing as submitted. Greg Jones seconded and the motion carried by voice vote.

**II. NEW BUSINESS**

Ryan O’Gara said the only case on the agenda is ready to be heard.

**III. PUBLIC HEARING**

Tom Murtaugh read the meeting procedures.

Gary Schroeder moved that there be incorporated into the public hearing portion of each application to be heard this evening and to become part of the evidence at such hearing, the Unified Zoning Ordinance, the Unified Subdivision Ordinance, the Comprehensive Plan, the By-laws of the Area Plan Commission, the application and all documents filed therewith, the staff report and recommendation on the applications to be heard this evening and responses from the checkpoint agencies. Greg Jones seconded and the motion carried by voice vote.

**A. SUBDIVISIONS**

**S-4748 GULATI MINOR SUBDIVISION, A REPLAT OF LOT 199, HADLEY MOORS SUBDIVISION, PT. 5 PH. 2 (minor-sketch):**

Petitioners are seeking primary approval to replat one lot into two single-family residential lots on 0.419 acres, located at the northwest corner of Crusade Drive and North Candlewick Lane, in Wabash 36 (SE) 24-5. CONTINUED FROM THE MAY 16<sup>TH</sup> APC MEETING BECAUSE THE JOURNAL & COURIER FAILED TO PUBLISH THE LEGAL AD FOR THIS CASE.

Gary Schroeder moved to hear and vote on **S-4748—GULATI MINOR SUBDIVISION, A REPLAT OF LOT 199, HADLEY MOORS SUBDIVISION, PT.2 (minor-sketch).** Greg Jones seconded.

Kathy Lind presented the zoning map, aerial photos and preliminary plat. She explained that the original preliminary plat for Hadley Moors shows two lots but the final plat was recorded with one large lot instead. This replat will allow the original configuration of two lots to be finalized. 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.

Tom Broden, 300 Main Street, Suite 300, Lafayette, IN 47901, attorney representing the petitioner, said the owners combined the two lots in order to build a home but their plans changed and they built elsewhere. They would like to sell this property as two lots as originally platted. He concurred with the staff report, agreed to the conditions and requested approval.

The Committee voted by ballot 6 yes to 0 no to grant conditional primary approval for **S-4748—GULATI MINOR SUBDIVISION, A REPLAT OF LOT 199, HADLEY MOORS SUBDIVISION, PT.2 (minor-sketch).**

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

Gary Schroeder moved that the following *Bylaw Amendment* be placed on the June 20, 2018 Area Plan Commission public hearing agenda:

**RESOLUTION # 2018-03—APC PUBLIC HEARING LETTERS**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following subdivision petition be placed on the June 20, 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-4755—BELLE TERRA (major preliminary)**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the June 20, 2018 Area Plan Commission public hearing agenda:

**Z-2731—BRINSHORE DEVELOPMENT, LLC (R2 to R3),**  
**Z-2732—SCHWEITZER ENGINEERING LABORATORIES, INC. (A to OR),**  
**Z-2733—NORMAN J. O'BRYAN & DARLENE SENESAC (A to R1),**  
**Z-2734—PURE DEVELOPMENT, INC. (OR to NB, and)**  
**Z-2735—PURE DEVELOPMENT, INC. (OR to R4W)**

Greg Jones seconded and the motion carried by voice vote.

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

Gary Schroeder moved that the following petition be placed on the June 27, 2018 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-1985--ANGELA ALLEN**

Greg Jones seconded and the motion carried by voice vote.

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

**BZA-1985 ANGELA ALLEN**

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 variances, prohibited from consideration by ordinance and statute:

**CASE #2018-13—GOBLE PROPERTIES TWO, LLC** and  
**CASE #2018-14—SOUTH 4<sup>th</sup> STREET, LLC**

Greg Jones seconded and the motion carried by voice vote.

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

Gary Schroeder moved to approve the May 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