

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

DATE.....June 20, 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
 Michelle Long
 Jerry Reynolds
 Dave Williams
 Gerry Keen
 Perry Brown
 Dr. Carl Griffin
 Tyrone Taylor
 Roland Winger
 Jake Gray
 Larry Leverenz
 Vicki Pearl

MEMBERS ABSENT

Tracy Brown
 Jackson Bogan

STAFF PRESENT

Sallie Fahey
 Cat Schoenherr
 Ryan O’Gara
 Larry Aukerman
 Linda Underwood
 Zach Williams, Atty.

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 20th day of June, 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 petitioner for ~~S-4755—BELLE TERRA (major-preliminary)~~ has requested a continuance to the July 18th APC meeting. The petitioners for ~~Z-2733—NORMAN J. O’BRYAN & DARLENE SENESAC (A to R1)~~ have withdrawn their request.

II. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the May 16, 2018 meeting. Greg Jones seconded and the minutes were approved by unanimous voice vote.

III. NEW BUSINESS

BYLAW AMENDMENT

RESOLUTION #2018-03--APC PUBLIC HEARING LETTERS:

This amendment would change requirements for letters and petitions received from the public regarding cases to be heard at APC meetings.

Gary Schroeder moved to hear and approve RESOLUTION #2018-03—APC PUBLIC HEARING LETTERS. Greg Jones seconded.

Sallie Fahey stated this amendment has been discussed by joint meetings of the Ordinance and Bylaw Committees in May and June. The amendment is about the following:

- Equity for people who cannot attend meetings but would like to write letters either in favor or in opposition to a case;
- Equity for the people who take the time to attend a meeting and voice their opinions/concerns; and
- Equity on behalf of the Plan Commission and the other petitioners to try to shorten the amount of time it takes to read the submitted letters aloud.

After a lot of discussion, the recommendation is that letters be shortened from two pages to 300 words. Letters will still have to be submitted by noon on the day of the hearing and signed to be read into the record. Those signing a petition with four or fewer signatures forfeit their right to speak at a meeting but those signing a petition with more than five signatures can still speak at a meeting. She went on to say the proposed changes to the Bylaws and “notice to interested parties” are included in the staff report distributed in the packet. She added that the proposed changes will not take effect until September 1, 2018.

Tom Murtaugh said the 300-word limit was decided on because it makes it easier than changing the length of a letter from two pages to one page. The Committees and staff felt a common, one-page letter is about 300 words.

Roland Winger asked if the Ordinance/Bylaw Committee vote was unanimous.

Tom Murtaugh replied that the recommendation vote was unanimous.

The Commission voted by ballot 14 yes to 1 no to approve **RESOLUTION #2018-03—APC PUBLIC HEARING LETTERS.**

<u>Yes Votes</u>	<u>No Vote</u>
Greg Jones	Dave Williams
Diana Luper	
Tom Murtaugh	
Gary Schroeder	
Michelle Long	
Jerry Reynolds	
Gerry Keen	
Perry Brown	
Dr. Carl Griffin	
Tyrone Taylor	
Roland Winger	
Jake Gray	
Larry Leverenz	
Vicki Pearl	

IV. 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.

Gary Schroeder moved to continue **S-4755—BELLE TERRA (major-preliminary)** to the July 18, 2018 Area Plan Commission public hearing. Greg Jones seconded and the motion carried by voice vote.

REZONING ACTIVITIES

1. **Z-2731--BRINSHORE DEVELOPMENT, LLC (R2 TO R3):**
Petitioner is requesting rezoning of the former St. Elizabeth School of Nursing building to convert it into apartments, located on the east side of N. 16th Street

(private), between Tippecanoe and Hartford Streets, Lafayette, Fairfield 21 (NW) 23-4.

Gary Schroeder moved to hear and approve Z-2731—BRINSHORE DEVELOPMENT, LLC (R2 to R3). Greg Jones seconded.

Ryan O’Gara presented the zoning map and aerial photos. He highlighted the zoning and the various healthcare facilities in the area and also the large residential area north of the site. The Market Square retail center and a facility for social service agencies, a gym, and a restaurant are located just west of Market Square to the east of Erie Street. He said this site is part of the old St. Elizabeth Hospital in the Hanna Neighborhood and this historic building was constructed in the early 1900’s for a teacher-training institute but is unable to support the current requirements of modern healthcare services. He said there are still some medical uses in the neighborhood, many old buildings are underutilized or vacant. Staff believes approving this request would allow the existing building to utilize the commercial corridor farther east along Erie Street and become a valuable resource to the neighborhood. He concluded with a recommendation of approval.

Joseph Bumbleburg, PO Box 1535, Lafayette, IN 47902, attorney representing the petitioner, said representatives for the hospital, the engineering firm, architect, and others are present tonight and available to answer any questions. The petitioner is the developer of the successful Chatham Square operation on Greenbush Street and already has a history with the community. He added that the same management company will manage both properties. He then distributed copies of the floor plans for what staff calls this “adaptive reuse”. He summarized the history and uses of the building and said when finished, this will be a resource for the neighborhood and the community. He then distributed a letter of support from the City of Lafayette Development Office. He concurred with the staff report and requested a recommendation of approval.

Perry Brown asked if the apartments will be market rate.

Peter Levavi, 666 Dundee Road, Suite 1102, Northbrook, IL 60062, petitioner/developer, said the project will be an affordable housing rental project with the following breakdown;

- 25% of the units at the 30% median income level.
- 25% of the units at the 50% median income level, and
- 50% of the units at the 60% median income level.

The development will be under restrictions initially for 15 years with an extended use agreement for an additional 15 years. He went on to say that nine of the units will be reserved for individuals with developmental disabilities who are clients of Wabash Center. A similar thing was done at Chatham Square and it has worked out very well. Chatham Square has a wait list of over 200 families who are looking to move into the project. Chatham Square is 100% leased and has been since it opened. He said Lafayette is the most supportive city he has ever been in and his company is in over 13 states and has over 7000 units. Mayor Roswarski, Dennis Carson, and APC staff have all been fabulous to work with and he is happy to be back with a follow-up project.

Perry Brown asked if people from the Chatham Square wait list will be pulled into this development.

Peter Levavi said that is what will be done. This development will have smaller units and the largest demand at Chatham Square is for one-bedroom units. He went on to say the company does drug testing for Class 1 drugs and there is a 20 hour per week work requirement for the residents unless they are elderly or disabled.

Roland Winger asked if all the same rules for Chatham Square will apply for this development.

Peter Levavi replied that the same rules will apply to both developments and the same management company will be used to keep the success going.

Jackie Montenero, 1221 Greenbush Street, Lafayette, IN 47904, said she worked on the neighborhood plan for St. Lawrence/McAllister and there were reasons why this property remained R2. She said this development is creating a pocket in the area because already Home with Hope, the Lincoln Center, the Salvation Army, and Trinity Mission are close by. She does not understand why everything has to be low income. The building is historic and she does not understand why it cannot be converted to luxury apartments. She is concerned about the concentration of low income uses and properties in a five block area.

Peter Levavi said Chatham Square has vastly improved the property values in its area and a change to R3 for this property will bring nothing but good things to the community. He said his company does not do luxury development but the cost of this project will be \$9,500,000 of which \$8,100,000 is coming from the state in low income housing tax credits equity. It would not be cost effective to do this unless it is done as an affordable project. This is a great way to save a building that would otherwise be demolished.

Perry Brown said this development will be about two blocks from his house and right in the middle of his Council district. He knows he will hear about the impact on rental markets from many property owners in his district. He asked if a study has been done on the impact this development will have on the rental market in the area.

Peter Levavi said a market study was done by a national market study firm. He asked for Perry Brown's contact information so he can forward the rental study results to him. The study shows that this development will have a positive impact on the area. The development will put people on the streets, add cars to the empty parking lot, and the neighborhood will feel like a safer environment to live in.

The Commission voted by ballot 15 yes to 0 no to recommend approval of **Z-2731—BRINSHORE DEVELOPMENT, LLC (R2 to R3)** to the Lafayette Common Council.

This case will be heard by the Lafayette Common Council at its July 9, 2018 meeting. Petitioner or his representative must appear.

2. **Z-2732--SCHWEITZER ENGINEERING LABORATORIES, INC. (A to OR):**
Petitioner is requesting rezoning of 20 acres located at the northwest corner of US 231 and SR 26 W (W. State Street) for a new engineering business in West Lafayette, Wabash 24 (NW) 23-4.

Gary Schroeder moved to hear and approve **Z-2732—SCHWEITZER ENGINEERING LABORATORIES, INC. (A to OR)**. Greg Jones seconded.

Larry Aukerman presented the zoning map and aerial photos. He highlighted other zoning and uses in the area and said this site was part of the US 231 Land Use Plan and is classified as the Aerospace District. He explained that the proposed electric power research facility at this site will conduct electric power research and development and added that the site will be designed to hold a second building should the company need it. The Aerospace District allows for a mix of university-oriented aerospace research, development, and manufacturing uses with development consistent with OR, I1, and I2 zones. He said the location is ideal for the proposed use and can capitalize on its proximity to Purdue and is in keeping with the overall land use plan for the US 231 corridor. He concluded with a recommendation of approval.

Joseph Bumbleburg, PO Box 1535, Lafayette, IN 47902, attorney representing the petitioner, said he has representatives present to answer any technical question the Commission might have. He agrees with staff that this location is ideal for this engineering research facility. Schweitzer Engineering Laboratories highly regards its relationship with Purdue and might add light manufacturing in the future. The primary goal is to hire engineering and other technical graduates from Purdue into professional roles in this company.

The Commission voted by ballot 15 yes to 0 no to recommend approval of **Z-2732—SCHWEITZER ENGINEERING LABORATORIES, INC. (A to OR)** to the West Lafayette Common Council.

This case will be heard by the West Lafayette Common Council at its July 9, 2018 meeting. Petitioner or his representative must appear.

3. **Z-2734--PURE DEVELOPMENT, INC. (OR to NB):**
Petitioner is requesting rezoning of 1.6 acres located at the southwest corner of Kalberer (CR 350 N) and Yeager Road in West Lafayette, Wabash 1 (SE) 23-5.
4. **Z-2735--PURE DEVELOPMENT, INC. (OR to R4W):**
Petitioner is requesting rezoning of 7.72 acres for a proposed multi-family development of 228 units, located south of Kalberer (CR 350 N) and west of Yeager Road, in West Lafayette, Wabash 1 (SE) 23-5.

Gary Schroeder moved to hear **Z-2734—PURE DEVELOPMENT, INC. (OR to NB)** and **Z-2735—PURE DEVELOPMENT, INC. (OR to R4W)** together and approve separately. Greg Jones seconded.

Ryan O'Gara presented the zoning map, aerial photos and the non-binding site plan for the residential use. Both properties have been zoned OR for many years in conjunction with the Purdue Research Park. No proposed use is stated in the **Z-2734 (OR to NB)** petition but petitioner is planning an apartment complex for the **Z-2735 (OR to R4W)** site. He highlighted other zoning and land uses in the area. While the Purdue Research Park was always intended to provide a mix of uses to support the principle business and research uses, residential and supportive commercial uses have dotted the research park providing an important and necessary mix. NB zoning (**Z-2734 (OR to NB)**) at the crossroads of two primary arterials will help encourage the continued development of the research park. Multi-family

zoning (**Z-2735 (OR to R4W)**) is being promoted to house residents with connections to Purdue and the research park. The goal of a research park is to have a live, work, play environment. Higher density residential options near a developing employment center like the research park helps to reduce traffic while making use of existing water and sewer infrastructure. He added that by encouraging a diverse mix of uses in the research park the park's primary mission is better supported and the foundations for a more sustainable neighborhood can be laid. He concluded with a recommendation of approval.

Daniel Teder, PO Box 280, Lafayette, IN 47902, attorney representing the petitioner, said his client is requesting NB zoning for the 1.6 acre tract because there is a demand for additional amenities in the Research Park. Petitioner plans to build a 9,000sq.ft. retail strip center on the site and hopes to lease to a coffee shop, full-service salon, and a restaurant that is complimentary to the very successful Walt's Pub to the north. R4W zoning is being requested because that zone has no density cap. The apartment complex will have a club house, fitness center, swimming pool, and dog park. The units will be marketed to young professionals working at the Purdue Research Park. Of the 220 units, over 90% will be studio, 1-bedroom, or 2-bedroom and include at least four furnished units. He added that PRF supports this request and he asked for a positive recommendation.

Larry Leverenz asked if the units will be marketed to young professionals or Purdue graduate students.

Daniel Teder said the apartment will be market to grad students and young professionals working at the Research Park.

The Commission voted by ballot 15 yes to 0 no to recommend approval of **Z-2734—PURE DEVELOPMENT, INC. (OR to NB)** to the West Lafayette Common Council.

The Commission voted by ballot 15 yes to 0 no to recommend approval of **Z-2735—PURE DEVELOPMENT, INC. (OR to R4W)** to the West Lafayette Common Council.

Both cases will be heard by the West Lafayette Common Council at its July 9, 2018 meeting. Petitioner or his representative must appear.

V. ADMINISTRATIVE MATTERS

None

VI. APPROVAL OF THE JULY EXECUTIVE COMMITTEE AGENDA

No Cases Filed

VII. DETERMINATION OF VARIANCES – AREA BOARD OF ZONING APPEALS

No Variance Filings

VIII. DIRECTOR'S REPORT

Sallie Fahey said she has nothing to add to the report that was distributed earlier today but will be glad to answer any questions.

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 6:45p.m.

Respectfully Submitted,



Linda M. Underwood
Recording Secretary

Reviewed By,



Sallie Fahey
Executive Director