

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

DATE..... JULY 5, 2018
 TIME..... 4:30 P.M.
 PLACE..... CO. OFFICE BLDG.
 20 N. 3rd STREET
 LAFAYETTE, IN 47901

MEMBERS PRESENT

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

MEMBERS ABSENT

STAFF PRESENT

Sallie Fahey
 Ryan O’Gara
 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 June 6, 2018 Executive Committee public hearing as submitted. Greg Jones seconded and the motion carried by voice vote.

II. NEW BUSINESS

A. PRIMARY APPROVAL EXTENSION REQUEST

DAUGHERTY COMMERCE CENTER, PART 2 (S-3540):

The developer, DCI Development LLC, is requesting a fifth 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of Veterans Memorial Parkway and Osborne Drive, in Lafayette, Wea 10 (NW) 22-4.

Gary Schroeder moved to approve a 5th Primary Approval Extension for DAUGHERTY COMMERCE CENTER, PART 2 (S-3540). Greg Jones seconded.

Sallie Fahey presented the zoning map and preliminary plat, highlighting the six lots in six plats that have been recorded and developed. This 2-year extension will permit the submission and approval of the final plats for the remaining acreage. Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since 2004 that would warrant revisions to the original conditional primary approval. She said the petitioner is present to answer any questions and concluded with a recommendation of approval with any applicable conditions from the original conditional primary approval:

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The Lafayette City Engineer shall approve the construction plans.
2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C.

15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.

3. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.
4. The required bufferyard(s) shall be shown with the standard plant unit details. The bufferyard(s) shall be installed as part of required public improvements.

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

5. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 350 S, right-of-way line.
6. 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.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. All required building setbacks shall be platted.
9. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

10. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

Tim Balensiefer, 105 North 10th Street, Lafayette, IN 47901, surveyor representing the petitioner, stated he agreed with the staff report and was happy to answer any questions.

The Committee voted by ballot 7 yes to 0 no to approve a 5th Primary Approval Extension for DAUGHERTY COMMERCE CENTER, PART 2 (S-3540).

III. PUBLIC HEARING

No Cases Filed

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

Gary Schroeder moved that the following subdivision petitions be placed on the July 18, 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-4766--BAKER FARMS SUBDIVISION (major-preliminary),
S-4767--THE PRESERVE SUBDIVISION (major-preliminary), and
S-4768- THE PRESERVE SUBDIVISION (major-preliminary),

Greg Jones seconded and the motion carried by voice vote.

V. APPROVAL OF THE JULY ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the July 25, 2018 Area Board of Zoning Appeals Public Hearing agenda:

BZA-1986--PURE DEVELOPMENT, INC,
BZA-1987--MEZZANINE 7, LLC,
BZA-1988--NATHANIEL METZ,
BZA-1989--LONGARDNER INVESTMENTS, INC,

BZA-1990--WEST LAFAYETTE SCHOOL BUILDING CORPORATION,
BZA-1991--SHERYL S. KENNY, and
BZA-1992--TBIRD DESIGN SERVICES CORP.

Greg Jones seconded and the motion carried by voice vote.

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

BZA-1992 TBIRD DESIGN SERVICES CORP.

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 #2018-15--KELLER DEVELOPMENT, INC.

Greg Jones seconded and the motion carried by voice vote.

VII. REVIEW AND APPROVAL OF THE JUNE BUDGET REPORT

Sallie Fahey said the bulk of the expenditures listed under *Travel & Training* were her travel expenses to attend the National Association of Regional Councils (NARC) annual meeting.

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

VIII. OTHER BUSINESS

Sallie Fahey pointed out that two subdivisions for the Preserves were placed on the APC agenda earlier. The Commission will only hear one of the requests because one will be withdrawn depending on how APC votes on the Belle Terra variance request. Staff allowed the petitioner for the Preserve to file two subdivision requests; one with a connection to Belle Terra and one without the connection.

IX. ADJOURNMENT

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

The meeting adjourned at 4:35p.m.

Respectfully submitted,



Linda Underwood
Recording Secretary

Reviewed by,



Sallie Dell Fahey
Executive Director