

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

DATE..... AUGUST 1, 2018
TIME..... 4:30 P.M.
PLACE..... CO. OFFICE BLDG.
20 N. 3rd STREET
LAFAYETTE, IN 47901

MEMBERS PRESENT

Gerry Keen
Jerry Reynolds
Gary Schroeder
Tom Murtaugh
Jackson Bogan

MEMBERS ABSENT

Greg Jones
Carl Griffin

STAFF PRESENT

Sallie Fahey
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 July 5, 2018 Executive Committee public hearing as submitted. Jerry Reynolds 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 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. Jerry Reynolds seconded and the motion carried by voice vote.

SUBDIVISIONS

S-4773--BEDFORD FALLS SUBDIVISION (minor-sketch):

Petitioners are seeking primary approval for a one lot subdivision on 3.018 acres, located on the west side of Morehouse Road approximately 1/4 mile south of CR 600 N, in Wabash 26 (NW) 24-5.

Gary Schroeder moved to hear and vote on **S-4773—BEDFORD FALLS SUBDIVISION (minor-sketch)**.
Jerry Reynolds seconded.

Kathy Lind presented the zoning map, aerial photos and site plan. She highlighted a one-lot subdivision and two parcels from this parent tract and said this is the 4th and final division right. She referred to the aerial to highlight this site and the surrounding properties in crop production. She explained that this will be a flag lot with 20' of frontage on Morehouse Road that widens to an approximately 3-acre future homesite. 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.

Todd Starr, 413 Teal Road, Lafayette, IN 47905, surveyor representing the petitioner, concurred with the staff report, agreed to the conditions and requested approval.

The Committee voted by ballot 5 yes to 0 no to grant conditional primary approval for **S-4773—BEDFORD FALLS SUBDIVISION (minor-sketch)**.

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

Gary Schroeder moved that the following subdivision petitions be placed on the August 15, 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-4775--PURDUE RESEARCH PARK, PHASE 2, PART 3, SECTION 4 (major-preliminary) and
S-4776--NEW WABASH VILLAGE SUBDIVISION (major-preliminary)

Jerry Reynolds seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the August 15, 2018 Area Plan Commission public hearing agenda:

Z-2736—TOMISH DEVELOPERS, LLC & CHAUNCEY CONSTRUCTION, LLC (Fowler Avenue Apartments) (R3U & R2U to PDRS) and
Z-2738—BRIAN L. ANDREWS (NB to R1B)

Jerry Reynolds seconded and the motion carried by voice vote.

V. APPROVAL OF THE AUGUST ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the August 22, 2018 Area Board of Zoning Appeals Public Hearing agenda:

BZA-1993—COUNTRY SQUIRE ASSOCIATES, LLC. and
BZA-1994—JOHN SCHUMANN

Jerry Reynolds 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 #2018-16—MEDALIST HOLDINGS, LLC and
CASE #2018-17—BCR REAL ESTATE, LLC

Jerry Reynolds seconded and the motion carried by voice vote.

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

CASE #2018-17—BCR REAL ESTATE, LLC

Jerry Reynolds seconded and the motion carried by voice vote.

VII. REVIEW AND APPROVAL OF THE JULY BUDGET REPORT

Sallie Fahey said the \$511.00 expenditure listed under Travel & Training is the registration fees for the five transportation planners to attend the annual MPO Conference in Evansville in September. She added that we will be hosting the conference again in 2020. The \$268.00 expenditure under Dues & Subscription is for the new Polk Directory that staff often uses for research.

Gary Schroeder moved to approve the July budget report as submitted. Jerry Reynolds seconded and the motion carried by voice vote.

VIII. OTHER BUSINESS


None

IX. ADJOURNMENT

Gary Schroeder moved to adjourn. Jerry Reynolds 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