

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

DATE..... August 17, 2022
TIME..... 6:00 P.M.
PLACE..... County Office Building
20 North 3rd Street
Lafayette, IN 47901

This meeting was held in-person. Members of the public may watch the video of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>

MEMBERS PRESENT

Larry Leverenz
Bob Metzger
Carla Snodgrass
Tracy Brown
Perry Brown
Tom Murtaugh
Gary Schroeder
Kathy Parker
Jerry Reynolds
Jackson Bogan
Vicki Pearl
Lisa Dullum
Greg Jones
Diana Luper
Michelle Dennis
Jody Hamilton
Jason Dombkowski

MEMBERS ABSENT

STAFF PRESENT

David Hittle
Kathy Lind
Amanda Esposito
Jennifer Ewen
Kristina Lamb
Eric Burns, Atty

The Area Plan Commission of Tippecanoe County Public Hearing was held in-person on the 17th day of August 2022 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

President Larry Leverenz called the meeting to order at 6:00 PM.

Attorney, Eric Burns, called the roll to establish members present.

I. BRIEFING SESSION

David Hittle stated all cases are ready to be heard this evening.

II. APPROVAL OF THE MINUTES

Gary Schroeder moved to approve the minutes from the July 20, 2022 public hearing as submitted. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

III. NEW BUSINESS

A. FINAL DETAILED PLANS

Gary Schroeder moved to hear and vote on **RESOLUTION PD-22-01**. Greg Jones seconded.

1. **RESOLUTION PD-22-01: SUBTEXT ACQUISITIONS, LLC (Verve West Lafayette PD) Z-2849**

Final Detailed Plans, consisting of Construction Plans and Final Plat, for the Verve West Lafayette Planned Development. The approved preliminary plans allow for the construction of a seven-story building containing a maximum of 247 residential units with 763 bedrooms, approximately 5,000 square feet of ground floor retail and a 231-space parking garage. The property is located on the south half of the block bounded by a public alley, Chauncey Avenue, Wood Street, and Salisbury Street, West Lafayette, Wabash 19 (NW) 23-4.

APC staff David Hittle stated this project came before the Board in April and it was recommended for approval, then the re-zoning was sent to the West Lafayette City Council in June and approved. Per PD ordinance, it comes back to the Plan Commission for review and approval of final detailed plans. This is an indication that staff have reviewed final detailed plans and can vouch for what the petitioner said they were going to do during the preliminary review process. The area is 1.64 acres, formerly four lots, each with a free-standing building on it to be improved with a seven-story complex of 247 units, 5,000 square feet of commercial space and a 231-space parking garage. It is in line with the recommendations of the West Lafayette Downtown plan and meets all requirements stakeholders indicated in the review process. Plans are all here and seeking approval of the Resolution.

Larry Leverenz asked if the petitioner or the petitioner's representative wished to make a presentation.

Ryan Munden, Reiling Teder & Schrier, 250 Main Street, Lafayette, states he concurs with staff reports and recommendations. Client is excited to get construction underway.

Larry Leverenz asked for any questions or comments from the audience members. There were none.

Larry Leverenz asked for any questions or comments from the Commission. There were none.

Larry Leverenz called for a vote on a yellow ballot.

David Hittle collected the ballots and noted 17-Yes to 0-No in favor of **RESOLUTION PD-22-01**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass
Perry Brown
Jason Dombkowski
Kathy Parker
Jerry Reynolds
Lisa Dillum
Diana Luper
Michelle Dennis
Jody Hamilton

No-Votes

B. **AUTHORIZATION TO APPROVE A BELEATED PRIMARY APPROVAL EXTENTION REQUEST**

Gary Schroeder moved to hear and vote on **S-4247**. Greg Jones seconded.

1. **SWAN HOLDINGS SUBDIVISION, PHASE 2 (S-4247):**

The developer, Amelia Apartments, LLC, is requesting authorization to allow a belated extension of the conditional primary approval originally granted on July 20, 2011 and which expired on July 20, 2021. The site is located on the north side of Amelia Avenue, east of Creasy Lane in Lafayette, Fairfield 25 (NE) 23-4.

Larry Leverenz indicated the Commission would have two ballots for Swan Holdings Subdivision. He instructed the Commission to indicate Authorization on this ballot slip.

APC staff Kathy Lind explained the location was on the north side of Amelia Avenue, just east of Creasy Lane. Lot 2B, is the NB zone, final platted in 2011. The R3 zone is Lot 2A, which has never been final platted. The approval is expired as of July 20, 2021. The first vote is to authorize the belated extension request. Staff recommends the extension approval.

Larry Leverenz asked if the petitioner had comments. There were none.

Larry Leverenz asked for any questions or comments from the audience members. There were none.

Larry Leverenz asked for any questions or comments from the Commission. There were none.

Larry Leverenz called for a vote on a yellow ballot, with Authorization written at the top.

While ballots were being collected, Kathy Lind explained the normal process would be to hear the Authorization and then wait a month to hear the Extension, but she could find nowhere in the Bylaws indicating that process was a requirement, so we are hearing both at this meeting.

David Hittle collected the ballots and noted 17-Yes to 0-No in favor of **S-4247**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass
Perry Brown
Jason Dombkowski
Kathy Parker
Jerry Reynolds
Lisa Dullum
Diana Luper
Michelle Dennis
Jody Hamilton

No-Votes

C. PRIMARY APPROVAL EXTENSION REQUESTS

Gary Schroeder moved to hear and vote on **S-4247**. Greg Jones seconded.

1. **SWAN HOLDINGS SUBDIVISION, PHASE 2 (S-4247):**

The developer, Amelia Apartments, LLC, is requesting authorization to allow a belated extension of the conditional primary approval originally granted on July 20, 2011 and which

expired on July 20, 2021. The site is located on the north side of Amelia Avenue, east of Creasy Lane in Lafayette, Fairfield 25 (NE) 23-4.

APC staff Kathy Lind stated this is the ballot for the Belated Extension Approval. Voting on the Extension will grant the approval until July 2023. The staff is recommending approval.

Larry Leverenz asked if the petitioner had comments. There were none.

Larry Leverenz asked for any questions or comments from the audience members. There were none.

Larry Leverenz asked for any questions or comments from the Commission.

Jackson Bogan asked if it would be appropriate, moving forward, if this instance occurs again, to hear both at the same meeting so the petitioner would not have to appear in back-to-back months.

Kathy Lind indicated she had no problem with that plan. In this example, the petitioner was closing on the property and needed to move along quickly.

Jackson Bogan agreed, moving forward it is better suited for the client to hear the Authorization and Extension at the same meeting, eliminating an extra step.

Larry Leverenz called for a vote on a yellow ballot.

David Hittle collected the ballots and noted 17-Yes to 0-No in favor of **S-4247**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass
Perry Brown
Jason Dombkowski
Kathy Parker
Jerry Reynolds
Lisa Dullum
Diana Luper
Michelle Dennis
Jody Hamilton

No-Votes

Gary Schroeder moved to hear and vote on **S-3540**. Greg Jones seconded.

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

The developer, DCI Development LLC, is requesting a seventh 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, Lafayette, Wea 10 (NW) 22-4.

APC staff Kathy Lind stated the property is located on the north side of Veterans Memorial Parkway, between 18th Street and Concord Road, as GB. Aerial photo shows several lots that have been final platted and some that have not. All public infrastructure improvements have been installed and accepted

for maintenance by the city. This is set to expire tomorrow, so we are right on time. Staff recommends approval.

Larry Leverenz asked if the petitioner or the petitioner's representative wished to make a presentation.

Tim Balensiefer, TBIRD Design, 105 N 10th Street, Lafayette, agrees with staff comments and requests approval.

Larry Leverenz asked for any questions or comments from the audience members. There were none.

Larry Leverenz asked for any questions or comments from the Commission.

Gary Schroeder spoke to indicate he misread the subdivision earlier. He clarified it is S-3540.

Larry Leverenz called for a vote on a yellow ballot.

David Hittle collected the ballots and noted 17-Yes to 0-No in favor of **S-3540**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass
Perry Brown
Jason Dombkowski
Kathy Parker
Jerry Reynolds
Lisa Dillum
Diana Luper
Michelle Dennis
Jody Hamilton

No-Votes

IV. PUBLIC HEARING

Larry Leverenz 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. PLAT VACATION

Gary Schroeder moved to hear and vote on **V-52 VACATION OF LOTS 1-4 IN GEORGE M. NEHER MINOR SUBDIVISION**. Greg Jones seconded.

1. V-52 VACATION OF LOTS IN 1-4 IN GEORGE M. NEHER MINOR SUBDIVISION:

Petitioner and property owner R. George Sutter is requesting the vacation of four lots located on the east side of CR 100 E, north of CR 750 S, in order to use the four division rights to minor subdivide Woocalf Minor Subdivision (also on this agenda). The 8.541-acre property is in Wea 33 (NW) 22-4.

APC staff Kathy Lind presented aerial photos of four lots on the east side of 100 E, zoned Agricultural. There are no public improvements or driveways. It is within an 80-acre parent tract. Regulations say you can have up to four divisions, smaller than 10-acre in size, but no more than that. There are three 10-acre sites, which don't count, and a four-lot minor subdivision. The owner wants to sub-divide in the lower area and has never been sold separately. The property owner, Gregg Sutter, is vacating these four lots.

Kathy Lind explained the ballot in front of the Commission. Petitioner must be the property owner, and he is. Conditions in the platted area need to have changed, to defeat the original purpose of the plat. It does have a new property owner, so that is recognized as a change. The desires of that property owner differ from the previous owner. It is in the public interest to vacate all the plat to likely keep the agricultural crop production. The value of that part of the land will not be diminished because the petitioner owns the land. Staff is recommending approval.

Larry Leverenz called for the petitioner or the petitioner's representative.

Bob Gross, R.W. Gross, 420 Columbia Street, Lafayette, stated he is present, along with the property owner, if there are questions.

Larry Leverenz asked for any questions or comments from the audience members. There were none.

Larry Leverenz asked for any questions or comments from the Commission.

Larry asked if the Commission understands the ballot. Larry asked Kathy Lind if the blanks on the ballot need to be completed.

Eric Burns explained the ballot. Commission members can accept Kathy's factual findings, indicated by stating "as per staff report" as the reasoning. If you have a different reason, you can state that on the ballot.

Larry Leverenz indicated to the Commission that the staff findings are highlighted on the staff report.

Eric Burns explained the asterisks that appear act as an aid to indicate your disagreement to the statement, in turn, denying the petition.

Larry Leverenz called for a vote on the white ballot.

David Hittle collected the ballots and noted 17-Yes to 0-No in favor of **V-52**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass
Perry Brown
Jason Dombkowski
Kathy Parker

No-Votes

Jerry Reynolds
Lisa Dullum
Diana Luper
Michelle Dennis
Jody Hamilton

B. SUBDIVISION

Gary Schroeder moved to hear and vote on **S-5085 WOOCALF SUBDIVISION**. Greg Jones seconded.

1. **S-5085 WOOCALF SUBDIVISION (minor sketch):**

Petitioner is seeking preliminary approval of a four-lot single-family subdivision on 11.433 acres, subject to the approval of V-52, the vacation of George M. Neher Minor Subdivision. The site is located at the northeast corner of CR 100 E and 750 S, in Wea 33 (NW) 22-4. *CONTINUED FROM THE AUGUST EXECUTIVE COMMITTEE MEETING IN ORDER TO OBTAIN SOIL TESTING AND BECAUSE THE VACATION V-52 (ALSO ON THIS AGENDA) MUST BE HEARD FIRST.*

APC staff Kathy Lind presented aerial photos of the same 80-acre parent tract. The property is at the corner of 100 E and 750 S, zoned agricultural and is heavily wooded and very hilly. County Highway is requesting a “no vehicular access” statement and that has been shown on the sketch plan. There is a tree conservation line. Staff has seven conditions of approval and are recommending conditional primary approval.

Larry Leverenz called for the petitioner or the petitioner’s representative.

Bob Gross, R.W. Gross, 420 Columbia Street, Lafayette, stated the staff report is thorough.

Lynn Seward, 1501 E 750 S, Lafayette, stated he lives just east of this property. He is neither for nor against the decision but would like to voice concern. The 750 S area has six school aged children, kindergarten through high school, with three school busses in the area each day. The road is very narrow and traveled at a high rate of speed many times in the morning. He encourages the use of speed limit signs to slow the traffic down. Narrowness of the road is of concern and low areas can be scary. He is interested in knowing where the indicated vehicle access points would be. 100 E is quite busy and dangerous. Again, just voicing a concern for traffic on 750 S and 100 E.

Larry Leverenz asked for any questions or comments from the audience members. There were none.

Larry Leverenz asked for any questions or comments from the Commission. There were none.

Larry Leverenz verified that bonding is not being addressed here.

Larry Leverenz called for a vote on a white ballot.

David Hittle collected the ballots and noted 17-Yes to 0-No in favor of **S-5085**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass

No-Votes

Perry Brown
Jason Dombkowski
Kathy Parker
Jerry Reynolds
Lisa Dullum
Diana Luper
Michelle Dennis
Jody Hamilton

C. REZONING ACTIVITIES

Gary Schroeder moved to hear and vote on **Z-2848 4-UP, LLC – SHANE O-MALLEY (4-UP PLANNED DEVELOPMENT) (R3W & CBW TO PDMX)**. Greg Jones seconded.

1. **Z-2848 4-UP, LLC – SHANE O-MALLEY (4-UP PLANNED DEVELOPMENT) (R3W & CBW TO PDMX):**

Petitioner is requesting rezoning on approximately 1.16 acres for a single-lot planned development consisting of a proposed six-story multi-family apartment building containing a maximum of 191 units with 334 bedrooms (with option to convert up to 1.382 square feet of ground floor residential space to commercial use) and a 107-space underground parking garage. This site is located on roughly the east half of the block bounded by Fowler Avenue, Vine and Wiggins Streets, and Northwestern Avenue, in West Lafayette, Wabash 19 (NW) 23-4.

APC staff David Hittle indicated this is a rezoning from R3W & CBW to PDMX. R3 is medium to high density residential and the CB is Central Business, and the W indicates West Lafayette. PD is Planned Development and MX is Mixed Use. It is a 1.16-acre lot, bounded by Fowler Avenue to the north, Vine Street to the east, Wiggins Street to the south and Northwestern Avenue. Three smaller, existing apartment buildings will be taken down in favor of this proposal. The dotted lines running north and south are existing alleys. Those would be reconfigured to curve around the structure to provide better access to the property, which was negotiated with the City of West Lafayette. Proposal is for a six-story multi-family building, maximum of 191 units, all residential, with option to convert ground floor residential space to commercial space, and 107 parking spaces. Elevation photos show panel and brick veneer in an orange to brown color range. The petitioner would be contributing to the City of West Lafayette, an area south of Wiggins Street, that is called for in the West Lafayette Downtown Plan. The cross hatched area on the photo will be contributed from the petitioner to the City of West Lafayette for park use, or a suitable use determined later. This area is Block 1 in the West Lafayette Downtown Plan, as the Downtown Village. This earns the recommendation of support of staff and helps realize several goals of the WL Downtown Plan.

Larry Leverenz called for the petitioner or the petitioner's representative.

Kevin Riley, Reiling Teder & Schrier, 250 Main Street, Lafayette, stated he appreciates the presentation of Mr. Hittle and agrees with comments and recommendations. Appreciation was expressed for the energy that staff and City of West Lafayette put into the project. One thing to add, is that this project is referred to as an ideal fit for this area. Requesting approval.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There were none.

Larry Leverenz asked for any questions or comments from the Commission.

Michelle Dennis questioned the difference between mid-density and high-density.

David Hittle stated high-density refers to 12-14 story buildings. Mid-density is the 5-7 story range.

Erin Easter, City of West Lafayette, clarified that within this neighbor, since it is stepping down from the new Chauncey, the absolute maximum is six story, which this building fits.

Larry Leverenz called for a vote on a yellow ballot.

David Hittle collected the ballots and noted 16-Yes to 1-No in favor of **Z-2848**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass
Perry Brown
Jason Dombkowski
Kathy Parker
Jerry Reynolds
Lisa Dullum
Diana Luper
Jody Hamilton

No-Votes

Michelle Dennis

Gary Schroeder moved to hear and vote on **Z-2861 WALDRON & THIRD, LLC c/o PATTI WEIDA (WALDRON APARTMENTS PLANNED DEVELOPMENT) (R3W TO PDRS)**. Greg Jones seconded.

2. **Z-2861 WALDRON & THIRD, LLC c/o PATTI WEIDA (WALDRON APARTMENTS PLANNED DEVELOPMENT) (R3W TO PDRS):**

Petitioner is requesting the rezoning of three lots (approximately 0.47 acres) for a 5-story residential building containing between 70 and 82 units with a mix of studio, 1-bedroom and 2-bedroom apartments with 27 on-site parking spaces. The project, located at 219 Waldron Street, is at the southwest corner of Waldron and 3rd Streets, in West Lafayette, Wabash 19 (NW) 23-4.

Jason Dombkowski stepped out of the meeting room.

APC staff David Hittle presented aerial photos. Under a half-acre site, on the southwest corner of Third and Waldron, in West Lafayette, in the area known as the Island. Two existing three-story apartment buildings are there now and would be removed and replaced with the proposed five-story unit. Maximum of 82 units and 27 surface level parking spaces. Third Street is closed to vehicular traffic and is pedestrian focused. This site would gain parking access from the alley to the west. This project matches with the aims of the campus and the Island, in terms of urbanization and pedestrianizing it, with buildings fronting the street, making it a more walkable environment. This is a Planned Development that has been negotiated with West Lafayette staff and with APC staff. Staff is recommending approval.

Larry Leverenz called for the petitioner or the petitioner's representative.

Ryan Munden, Reiling Teder & Schrier, 250 Main Street, Lafayette, stated Mr. Hittle may have misspoke, as it is 82 beds, not 82 units. The current apartment buildings provide 76 beds, so this project is a net increase of only 6 beds. Anticipated construction start date would be January 2023 with completion by

August 2024. They have incorporated all the City and APC comments into this plan. We concur with staff recommendation and would request approval.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There were none.

Larry Leverenz asked for any questions or comments from the Commission.

Jackson Bogan commented that the staff notes read 70-82 units and believes that should be corrected to beds.

Larry Leverenz asked the petitioner if that was correct.

Ryan Munden, Reiling Teder & Schrier, stated that was correct.

David Hittle read from the staff report that there are to be between 70 and 82 units with a mix of studio, 1-bedroom and 2-bedroom apartments.

Barry Knechtel, KJG Architecture, 527 Sagamore Parkway West, West Lafayette, referred to documentation on hand to clear up confusion. He said based on the parking ratio, it is 82 beds and 70 units.

Eric Burns asked if that was a typo in the staff report, as it reads 70-82 units, which is indefinite. Is the report meant to read 70 units with 82 beds?

Kathy Lind stated that Ryan O’Gara is on vacation and is not here to ask for verification.

Larry Leverenz stated that the plan photos present a big building for being 82 beds.

Barry Knechtel, KJG Architecture, stated this was designed to give some flexibility to the design of the unit layout because the developer wasn’t sure on the mix of Studio versus 1- or 2-bedroom units. This allows for flexibility built into the PD to change the mix of Studio units.

Eric Burns stated that the report says containing between 70 and 82 units. Do you agree with that?

Barry Knechtel, KJG Architecture, agreed with 70-82 units.

Eric Burns then questioned that we don’t know the number of beds because it would depend on the mix of Studio, 1-bedroom, and 2-bedroom.

Barry Knechtel, KJG Architecture, stated that would be correct. In the PD drawings, the majority are Studio and 1-bedroom units. There are a few 2-bedroom units.

Jackson Bogan expressed concern with the number of bedrooms potentially throwing off the parking ratio. Example if all become 3-bedroom units, at 70 units that becomes 210 beds.

Barry Knechtel, KJG Architecture, indicated the PD states there will be no 3-bedroom units. The PD caps the maximum mix of Studio, 1-bedroom, and 2-bedroom; it provides a range. He explained they couldn’t all be converted to 2-bedrooms, due to the cap listed in the PD.

Jackson Bogan asked what the 2-bed maximum would be, to keep the ratio in line.

Barry Knechtel, KJG Architecture, referred to notes and stated the maximum 2-bedroom total is 12.

Larry Leverenz asked for any questions or comments from the Commission. There were none.

Larry Leverenz called for a vote on a yellow ballot.

David Hittle collected the ballots and noted 16-Yes to 0-No in favor of **Z-2861**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass
Perry Brown
Kathy Parker
Jerry Reynolds
Lisa Dullum
Diana Luper
Michelle Dennis
Jody Hamilton

No-Votes

Gary Schroeder moved to hear and vote on **Z-2863 CASH CAN, LLC (I3 to GB)**: Greg Jones seconded.

3. **Z-2863 CASH CAN, LLC (I3 to GB)**:

Petitioner is requesting rezoning of one lot located on the east side of Farabee Drive, 1000' north of Kossuth, specifically 505 S. Farabee Drive, in Lafayette, Fairfield 27 (NE) 23-4.

Jason Dombkowski returned to the room.

David Hittle stated this is a rezoning from I3 to GB. I3 is the most intense of the Industrial districts and GB is General Business and the most intense of the commercial districts. Site is under 0.7 acres with two existing buildings used for golf cart sales with a desire to expand the business. When the permit was applied for, it was determined the zoning was not conforming to what is necessary, hence this rezoning request. The zoning map was shown to illustrate the I3 in purple, which was originally zoned as a blanket I3 many, many years ago. Since then, many areas have rezoned to GB, sometimes in large sections and other times in pieces. Staff have traditionally been supportive of the rezones from I3 to GB in this area, that stretch back to 2005. This change would not create a change to the character of the area. Staff is supportive of this request.

Larry Leverenz asked if the petitioner or the petitioner's representative wished to make a presentation.

Kevin Riley, Reiling Teder & Schrier, 250 Main Street, Lafayette, stated they agree with the report. The rezone is necessary because the petitioner wishes to expand the business, not the footprint, into license plating services for the golf carts. That is not a permitted use in I3 so that is why the rezone is requested to GB. Requesting approval.

Vicki Pearl asked if this was the only business at this location or if there is another business that runs out of this location.

Clayton Richard, 4237 E 200 N, Lafayette, responded that there is a car detailing operation as well.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There were none.

Larry Leverenz asked for any questions or comments from the Commission. There were none.

Larry Leverenz called for a vote on a yellow ballot.

David Hittle collected the ballots and noted 17-Yes to 0-No in favor of **Z-2863**.

Yes-Votes

Larry Leverenz
Gary Schroeder
Greg Jones
Jackson Bogan
Vicki Pearl
Tracy Brown
Tom Murtaugh
Bob Metzger
Carla Snodgrass
Perry Brown
Jason Dombkowski
Kathy Parker
Jerry Reynolds
Lisa Dullum
Diana Luper
Michelle Dennis
Jody Hamilton

No-Votes

V. ADMINISTRATIVE MATTERS

None.

VI. APPROVAL OF THE SEPTEMBER EXECUTIVE COMMITTEE AGENDA

There are no subdivisions filed this month for hearing.

VII. DETERMINATION OF VARIANCES—Area Board of Zoning Appeals

There are no variances filed this month for hearing.

VIII. DIRECTOR'S REPORT

David Hittle stated the director's report was distributed this morning. He called attention to one item under Personnel. Kristina Lamb is the new Meetings Secretary/Payroll Coordinator. She is taking Jennifer Ewen's place. Jennifer Ewen has moved to the Administrative Assistant position due to Diana Trader retiring on August 12. Work has begun on the Wabash and Tippecanoe townships comprehensive plan update. Ryan O'Gara is heading the work. APC is in the process of putting together steering committees, as it will be quite a big job, but it must be done. We are finishing the Stockwell Plan now and Kathy Lind did a fantastic job on it. We will be bringing that Plan to the Committee next month.

IX. CITIZEN'S COMMENTS AND GRIEVANCES

Tom Murtaugh wished Vicki Pearl a happy birthday tomorrow.

X. ADJOURMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 6:24 PM.

Respectfully Submitted,

Kristina Lamb
Recording Secretary

Reviewed by,

A handwritten signature in black ink, appearing to read "D. Hittle". The signature is stylized with a long horizontal stroke at the end.

David L. Hittle
Executive Director