

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

DATE..... OCTOBER 3, 2018  
TIME..... 4:45 P.M.  
PLACE..... CO. OFFICE BLDG.  
20 N. 3<sup>rd</sup> STREET  
LAFAYETTE, IN 47901

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Jerry Reynolds

**STAFF PRESENT**

Sallie Fahey  
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 September 5, 2018 Executive Committee public hearing as submitted. Greg Jones seconded.

Carl Griffin said he, not Greg Jones, seconded the first motion on page four of the minutes.

The minutes, as amended, were approved by voice vote.

**II. NEW BUSINESS**

None

**III. PUBLIC HEARING**

Tom Murtaugh read the meeting procedures.

Gary Schroeder said the correction made to the minutes in agenda item #1 should have been a correction to the Ordinance Committee minutes.

Gary Schroeder moved that the minutes from the September 5, 2018 Executive Committee public hearing be approved as submitted. Greg Jones seconded and the motion was approved by unanimous voice vote.

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.

1. **S-4786--HUFF MINOR SUBDIVISION (minor-sketch):**  
 Petitioners are seeking primary approval of a 4-lot subdivision on 20.464 acres, located on the north side of CR 900 S, just east of CR 900 E, in Lauramie 2 (SW) 21-3. *CONTINUED FROM THE SEPTEMBER APC MEETING BECAUSE THE NOTICES TO INTERESTED PARTIES WERE NOT MAILED BY CERTIFIED MAIL*

Gary Schroeder moved to hear and vote on **S-4786—HUFF MINOR SUBDIVISION (minor-sketch)**. Greg Jones seconded.

Kathy Lind presented the zoning map, aerial photos and sketch plan. She highlighted the area zoning history and area land use patterns. She referred to the sketch plan to highlight where access for the three flag lots will be from a single new ingress/egress easement which divides Lot 1 and not within the “pole” portions of the lots. She said all the conditions are standard except for #6 where the County Health Department is requiring a perimeter drain because of the seasonal high water table. 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.
6. An easement for the perimeter drain to an adequate outlet will be required for the three undeveloped lots to the satisfaction of the County Health Department.

Kyle Betz, 625 A South Earl Avenue, Lafayette, IN 47904, surveyor representing the petitioner, 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-4786—HUFF MINOR SUBDIVISION (minor-sketch)**.

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

Gary Schroeder moved that the following item of New Business be placed on the October 17, 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:

#### **RESOLUTION 2018-05**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following subdivision petition be placed on the October 17, 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)**

Greg Jones seconded and the motion carried by voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the October 17, 2018 Area Plan Commission public hearing agenda:

**Z-2715—EVERGREEN CAMPUS RENTALS, LLC – MICHAEL LIN (R3W to PDRS),**

**Z-2743--AREA PLAN COMMISSION (US 231 CORRIDOR REZONE – GB, NB, I3, PDRS, OR, A, R1 & R2 to GB, NB, I2, OR, R1, R1B, R2, & R3W,**

**Z-2744—FORBICK ENTERPRISES, LLC (A to R2), and**

**Z-2745—REDWOOD ACQUISITIONS, LLC (R3 & GB to R3).**

Greg Jones seconded and the motion carried by voice vote.

#### **V. APPROVAL OF THE OCTOBER ABZA PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following petitions be placed on the October 24, 2018 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-1997—NUMBER NINE, LLC, and**

**BZA-1998—NEW JOURNEY FARMS, LLC**

Greg Jones seconded and the motion carried by voice vote.

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

**BZA-1997—NUMBER NINE, LLC, and**

**BZA-1998—NEW JOURNEY FARMS, LLC**

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 #2018-20—A&M PIZZA REAL ESTATE, LLC,**

**CASE #2018-21—ELIZABETH RAUSCH,**

**CASE #2018-22—KJG ARCHITECTURE, INC., and**

**CASE #2018-23—SANDRA L. HOAKS**

Greg Jones seconded and the motion carried by voice vote.

**VII. REVIEW AND APPROVAL OF THE SEPTEMBER BUDGET REPORT**

Sallie Fahey said the only item of note is the \$2011.58 shown under *Dues & Subscriptions*. The expenditure is for our yearly on-line access to Lexus Nexus, the on-line land use law reference material.

Gary Schroeder moved to approve the September 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.

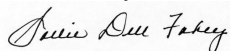
The meeting adjourned at 4:55p.m.

Respectfully submitted,



Linda Underwood  
Recording Secretary

Reviewed by,



Sallie Dell Fahey  
Executive Director