

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: January 19, 2022

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

Documents:

[APC MINUTES 12.15.2021.PDF](#)

III. NEW BUSINESS

A. CONTINUED CASES

Z-2845 Jetboy, LLC (GB to I3): This case must be continued to the February 16th APC meeting due to a notice deficiency and to add a commitment.

Z-2846 Benito Munoz (AA to A): This case must be continued to the February 16th APC meeting because one of the two legal ads was not published and notices were not sent to interested persons.

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-5050 AUTOZONE #5535 SUBDIVISION, A REPLAT OF LOT 6, MEIJER #186 SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval to divide Lot 6, Meijer #186 Subdivision into two commercial lots on 10.52 acres, located at the northwest corner of CR 250 W and Sagamore Parkway, specifically, 2568 US 52 W, West Lafayette, Wabash 02 (NW) 23-5.

Vote Results:

Conditional Primary Approval 12-Yes and 0-No

Documents:

[S-5050 AUTOZONE MEIJER LOT 6 REPLAT.PDF](#)

2. **S-5051 CHURCHWOODS MAJOR SUBDIVISION (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval of a one lot multi-family subdivision consisting of 15 apartment buildings with a total of 261 dwelling units on 16.25 acres located on the south side of Elston Road, between Old Romney Road and South Beck Lane, in Lafayette, Fairfield 31 (SE) 23-4.

Vote Results:

Conditional Primary Approval 11-Yes and 0-No

Bonding 9-Yes and 2-No

Documents:

[S-5051 CHURCHWOODS MAJOR SUB.PDF](#)

B. REZONING ACTIVITIES

1. **Z-2844 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL (PDRS TO NB):**

Petitioner is requesting rezoning from PDRS (for land that is part of the Ravenswood at Hickory Ridge PD) to NB for property located at the northwest corner of Mondavi Blvd and Concord Road, specifically, 2502 Mondavi Blvd, Wea 15 (SW) 22-4. With Commitment. CONTINUED FROM THE DECEMBER APC PUBLIC HEARING AT PETITIONER'S REQUEST. LAST CONTINUANCE.

Vote Results:

Commitment 12-Yes and 0-No

Rezone 12-Yes and 0 No

Documents:

[Z-2844 INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL.PDF](#)

2. Z-2845 JETBOY, LLC (GB TO I3)

****CONTINUE TO THE FEBRUARY 16, 2022 APC MEETING
DUE TO FAILURE TO FULFILL NOTICE REQUIREMENTS.****

Petitioner is seeking a rezone of 7.883 acres, for an existing limo service and proposed outdoor storage of RV's and boats, located on the north side of Elston Road, specifically, 600 Elston Road, Lafayette, Fairfield 31 (SW) 23-4.

3. Z-2846 BENITO MUNOZ (AA TO A):

****CONTINUE TO THE FEBRUARY 16, 2022 APC MEETING
DUE TO FAILURE TO FULFILL NOTICE REQUIREMENTS.****

Petitioner is seeking a rezone of 25.3 acres, in anticipation of filing a special exception in the A zone, in order to make conforming a rodeo/concert venue located at the northeast corner of CR 1300 S and CR 400 E in Lauramie 25 (SW) 21-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

Documents:

[02022022 EXEC AGENDA.PDF](#)

VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2021-11 CDOV.PDF](#)

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified

individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit www.tippecanoe.in.gov/ada