

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: February 19, 2020**

**Time: 6:00pm**

**Place: County Office Building**

**Tippecanoe Room**

**20 North Third Street**

**Lafayette, Indiana 47901**

**AGENDA**

### **I. BRIEFING SESSION**

#### **A. CONTINUED CASES**

- Z-2783 Carr Family Farm, LLC (A to I3):  
Petitioner is requesting a continuance to the March 18th APC meeting. First continuance.
- Z-2784 Thomas C. and Susan L. Riehle (R2U to NBU):  
Petitioners are requesting a continuance to the March 18th APC meeting. First continuance.

### **II. APPROVAL OF MINUTES**

Documents:

[APC MINUTES 01.15.2020.PDF](#)

### **III. NEW BUSINESS**

#### **A. FINAL DETAILED PLANS RESOLUTION**

##### **1. RESOLUTION PD-20-02: EVERGREEN CAMPUS RENTALS, LLC (EVERGREEN CAMPUS RENTALS PD)(Z-2715):**

Final Detailed Plans for the Evergreen Campus Rentals Planned Development. The approved preliminary plans allow for the construction of a 5-story multi-family apartment building containing 48 units with a maximum of 64 bedrooms atop a 23-space internal parking garage (with additional off-site parking being provided.) A rental office is also an optional ground-floor use. The property is located at 111 E. Columbia Street, West Lafayette, Wabash 20 (NW) 23-4.

***Vote Results 10-Yes and 0-No***

Documents:

[RESOLUTION PD-20-02 EVERGREEN CAMPUS RENTALS.PDF](#)

**IV. PUBLIC HEARING**

**A. SUBDIVISIONS**

**1. S-4895 VITA OF WEST LAFAYETTE SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval for a 2-lot subdivision on 10.69 acres, located on the northwest side of Cumberland Avenue, just west of the US 231 intersection, in West Lafayette, Wabash 11 (NW) 23-5.

***Vote Results:  
Conditional Primary Approval 10-Yes and 0-No***

Documents:

[S-4895 VITA OF WEST LAFAYETTE.PDF](#)

**2. S-4897 STONEHENGE SUBDIVISION, PHASE 5 (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a 26-lot addition to the existing Stonehenge Subdivision on 9.69 acres, located at the south end of Amesbury Drive, in Wabash 34 (SE) 24-5.

***Vote Results:  
Conditional Primary Approval 10-Yes and 0-No  
Bonding 10-Yes and 0-No***

Documents:

[S-4897 STONEHENGE SUBDIVISION, PHASE 5.PDF](#)

**3. S-4898 KAPPA DELTA THETA NU MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval to replat four lots into one 0.61 acre lot, located at the southeast corner of Northwestern and Fowler Avenues, in West Lafayette, Wabash 19 (NE) 23-4.

***Vote Results:  
Conditional Primary Approval 10-Yes and 0-No  
Variance #1 10-Yes and 0-No  
Variance #2 10 Yes and 0-No***

Documents:

[S-4898 KAPPA DELTA THETA NU.PDF](#)

**4. S-4899 WOOD ROW MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval for a two-lot subdivision on 5.06 acres, located on the west side of CR 675 E, approximately 1/4 mile south of SR 26, in Perry 29 (NE) 23-3.

**Vote Results:**  
**Conditional Primary Approval 10-Yes and 0-No**

Documents:

[S-4899 WOOD ROW MINOR SUBDIVISION.PDF](#)

**B. REZONING ACTIVITIES**

**1. Z-2776 TAMMY APPELBAUM (GB TO AW):**

Petitioner is requesting rezoning of 0.721 acres located at 9036 Mill Street in the unincorporated town of Stockwell, Lauramie 9 (NW) 21-3. Continued for a third time at petitioner's request from the January 15, 2020 APC meeting with APC's approval. Last continuance.

**Vote Results: 6-Yes and 4-No**  
**Due to an inconclusive vote this case will be heard again at the March 18, 2020 APC meeting.**

Documents:

[Z-2776 TAMMY APPLEBAUM.PDF](#)

**2. Z-2782 ALLOY CUSTOM PRODUCTS, LLC (A TO I3):**

Petitioner is requesting rezoning of slightly more than 4 acres including a platted lot located at 9297 Old SR 25 N and a tract adjacent to the northeast, just east of the CR 1075 N intersection, Washington 1 (NE) 24-3.

**Vote Results 10-Yes and 0-No**

Documents:

[Z-2782 ALLOY CUSTOM PRODUCTS.PDF](#)

**3. Z-2783 CARR FAMILY FARM, LLC (A TO I3):**

**\*\*Continue to the March 18th APC meeting at petitioner's request.\*\***

Petitioner is requesting rezoning of three tracts totaling 97.806 acres east of I-65, south of Haggerty Lane and west of the T-intersection of CR 650 E with Haggerty Lane, adjacent to the north of the Dayton Town limits, specifically 6445 E 200 S, Sheffield 5 (NW) 22-3.

Documents:

[Z-2783 CARR FAMILY FARM, LLC.PDF](#)

**4. Z-2784 THOMAS C. AND SUSAN L. RIEHLE (R2U TO NBU):**

**\*\*Continue to the March 18th APC meeting at petitioners' request.\*\***

Petitioners are requesting rezoning of one lot located on the east

side of N. 13th Street between Union and Elizabeth Streets,  
specifically 723 N. 13th Street, Lafayette, Fairfield 21 (SW) 23-4.

Documents:

[Z-2784 THOMAS AND SUSAN RIEHLE.PDF](#)

5. **Z-2785 ELLIOT ROSE, LLC D/B/A FUEL COFFEE SHOP (R2 TO NBU):**

Petitioner is requesting rezoning of two lots located a block south of the Five Points intersection, on the southwest corner of Alabama and S. 16th Streets, specifically 106 S. 16th Street, Lafayette, Fairfield 28 (NW) 23-4.

***Vote Results 9-Yes and 0-No***

Documents:

[Z-2785 ELLIOT ROSE, LLC.PDF](#)

**V. ADMINISTRATIVE MATTERS**

**VI. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA**

Documents:

[03042020 EXEC AGENDA.PDF](#)

**VII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS**

Documents:

[2020-02 CDOV .PDF](#)

**VIII. DIRECTOR'S REPORT**

**IX. CITIZENS' COMMENTS AND GRIEVANCES**

**X. ADJOURNMENT**