

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Executive Committee**

### **Notice of Public Hearing**

Date: April 7, 2021

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

**PLEASE NOTE:** Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include name and address to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the live-stream on Facebook at:

<https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube at <https://www.youtube.com/channel/UCJleeA9ZQo9EIlGdZTdjurQ> (you must be a subscriber to comment.) These links can also be found on the APC website at:

<https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

### **AGENDA**

#### **I. APPROVAL OF MINUTES**

Documents:

[EXEC 03.03.2021.PDF](#)

#### **II. NEW BUSINESS**

#### **III. PUBLIC HEARING**

##### **A. SUBDIVISIONS**

1. **S-4983 SINGH MINOR SUBDIVISION (MINOR-SKETCH):**

Petitioner is seeking primary approval to replat one commercial lot (the former Logan's Roadhouse) and one outlot into two lots, on 1.647 acres, located between Grace Lane and South Street, on the west side of N. Eastland Drive, in Lafayette, Fairfield 23 (SE) 23-4.

***Vote Results:***

***Primary Conditional Approval 6-Yes and 0-No***

Documents:

[S-4983 SINGH MINOR SUB.PDF](#)

**IV. APPROVAL OF THE APRIL APC PUBLIC HEARING AGENDA**

Documents:

[2021-4 APC AGENDA.PDF](#)

**V. APPROVAL OF THE APRIL ABZA PUBLIC HEARING AGENDA**

Documents:

[04-28-21 ABZA AGENDA.PDF](#)

**VI. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS, LAFAYETTE DIVISION**

Documents:

[2021-04 LDOV.PDF](#)

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

Documents:

[MARCH 2021 BUDGET REPORT.PDF](#)

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

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

DATE..... March 3, 2021  
TIME..... 4:30 P.M.  
PLACE..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

*Due to the public health emergency, the meeting was held virtually. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>*

**MEMBERS PRESENT**

Jackson Bogan  
Kathy Parker  
Gary Schroeder  
Greg Jones  
Tom Murtaugh  
Larry Leverenz

**MEMBERS ABSENT**

Jerry Reynolds

**STAFF PRESENT**

Sallie Fahey  
David Hittle  
Ryan O’Gara  
Don Lamb  
Kathy Lind  
Chyna Lynch  
Eric Burns, Atty.

President Jackson Bogan called the meeting to order.

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

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes from the February 3, 2021 meeting. Greg Jones seconded and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

None.

**III. PUBLIC HEARING**

Jackson Bogan 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. SUBDIVISIONS**

**RE-0078 SOUTH TIPPY RURAL ESTATE SUBDIVISION (rural estate-preliminary plat):**  
Petitioner is seeking primary approval for a twelve-lot rural estate subdivision on 25.965 acres located on the east side of CR 200 E, just north of CR 750 S in Wea 34 (NW) 22-4.

Gary Schroeder moved to hear and vote on RE-0078 SOUTH TIPPY RURAL ESTATE SUBDIVISION (rural estate-preliminary plat). Greg Jones seconded.

Kathy Lind presented the zoning map, plat, and aerial photos. She said this site is located on the east side of CR 200 E just south of 700 S and is zoned Rural Estate (RE). This site was rezoned last month by the County Commissioners and before it was zoned Agricultural as is all the surrounding land. Most of the land in the area is farmed or wooded. The site is over 50% wooded which is a requirement for a Rural Estate. This is a 12-lot RE that also has two parcels that will be accessing the private driveway. There is a high water table in this area so there is a drainage easement along Outlot A that all lots will utilize. Petitioner has requested permission to bond. Staff recommended approval contingent on the following:

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The detailed plans and driveway permit for the CR 200 E entrance shall be approved by County Highway Department.
2. A temporary turnaround shall be shown at the stub end of Amy Lane.
3. If required, an Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
4. The County Drainage Board shall approve the drainage plans.
5. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. Gateway signs, if any, shall be placed in an appropriate easement at the entrance.
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.
5. The purpose, ownership and maintenance of Outlot A (access and drainage) shall be specified on the final plat or in the restrictive covenants.
6. A homeowners' association shall be created with appropriate documents and recorded with the final plat, including the executed deed transferring Outlot A to the homeowners' association.

Jackson Bogan asked if the petitioner wanted to make a presentation or if there were any documents that needed to be shared through GoToMeeting.

Bob Gross, 240 Columbia Street, Lafayette, IN 47901, representative for petitioner, said they agreed with the staff report and conditions. He respectfully requested approval.

Sallie Fahey said the adjacent property owners are present this evening. They were at the rezone hearing and are concerned about drainage. It might be helpful to have Bob Gross give some general answers at this point.

Bob Gross, 240 Columbia Street, Lafayette, IN 47901, representative for petitioner, said the formal drainage plan for this has not been started yet. We will meet any requirement the county drainage ordinance has.

Jackson Bogan said this request must go before the Drainage Board and that is not in the hands of this body today. If this is a drainage issue, we would want to redirect people to where they can discuss drainage issues with the correct body.

Tom Richardson, 5796 SR 28 E Lafayette, IN 47909, said the staff report says there is a drainage easement on the lot that dumps out on his property. He asked if the petitioner was aware of that.

Bob Gross, 240 Columbia Street, Lafayette, IN 47901, representative for petitioner, said yes, he was aware

of that. The drainage easement is in the natural drainage pattern.

Tom Richardson, 5796 SR 28 E Lafayette, IN 47909, asked about the natural drain in front of the woods that goes through Lot 6 and Lot 5. This would come around the west side and follows the contour of the woods. He said he has seen knee-deep water through those two lots. He said he disagrees with the petitioner's request to bond without a drainage plan in place.

Jackson Bogan said the drainage plans will have to be approved before development begins.

Tom Murtaugh asked Mr. Gross when the drainage plan might be submitted to the Surveyor's office to be heard by the Drainage Board.

Bob Gross, 240 Columbia Street, Lafayette, IN 47901, representative for petitioner, said this will be submitted in the next six months.

Tom Murtaugh asked that Mr. Richardson leave his contact information with staff to make sure he is notified when this is going to be heard by the Drainage Board. These meetings are the first Wednesday of each month at 10 am in the Tippecanoe County Office Building. The plan will have been completely vetted at that point. You will be given the opportunity to discuss any concerns you may have about drainage.

Tom Richardson, 5796 SR 28 E Lafayette, IN 47909, said he will certainly do that. This request is being pushed through and there will be unhappy people once these houses are being built because these lots will not drain.

Jackson Bogan said we will have a one-minute pause for citizen comment. After the minute passed, he asked Ryan O'Gara if we received any citizen comments. There were none.

Eric Burns conducted a vote by roll call. He said with the request to bond, it is assumed your vote on the subdivision is also a vote to permit bonding unless stated otherwise. The motion was conditional approval 6 yes to 0 no.

#### **Yes-Votes**

Larry Leverenz  
Tom Murtaugh  
Gary Schroeder  
Greg Jones  
Kathy Parker  
Jackson Bogan

#### **No-Votes**

#### **IV. APPROVAL OF THE MARCH APC PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following subdivision petition be placed on the March 17, 2021 Area Plan Commission public hearing agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

#### **S-4979 OAK RIDGE SUBDIVISION, SECTION 2 AND REPLAT OF LOTS 14 AND 16 IN SECTION 1 (major-preliminary).**

Greg Jones seconded and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following rezoning petition be placed on the March 17, 2021 Area Plan Commission public hearing agenda:

#### **Z-2787 CONCORD PARTNERS SOUTH, LLC – BRIAN WALKER (SAGAMORE WINDS PLANNED DEVELOPMENT) GB & I3 TO PDRS**

Greg Jones seconded and the motion carried by unanimous voice vote.

**V. APPROVAL OF THE MARCH ABZA PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following petitions be placed on the March 24, 2021 Area Board of Zoning Appeals Public Hearing agenda:

**BZA-2051 TIPPECANOE COUNTY CONSERVATION CLUB, INC.**

Greg Jones seconded and the motion carried by unanimous voice vote.

**VI. DETERMINATION OF VARIANCE – LAFAYETTE DIVISION OF THE ABZA**

Gary Schroeder moved that the following requests for variance from the Unified Zoning Ordinance are not requests for use variance, prohibited from consideration by ordinance and statute:

**#2021-09 KEVIN J. OSBORN;**  
**#2021-10 SYNTHETIC METHODS, INC.;**  
**#2021-11 SYNTHETIC METHODS, INC.;**  
**#2021-12 MENARD, INC.; and**  
**#2021-13 DAHM NO.54, LLC.**

Greg Jones seconded and the motion carried by unanimous voice vote.

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

**#2021-13 DAHM NO.54 LLC.**

Greg Jones seconded and the motion carried by unanimous voice vote.

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

Gary Schroeder moved to hear and approve the February Budget Report as submitted.

Sallie Fahey said in the expenditures this month column, there is a \$250 under travel costs and mileage. That represents the fee to attend the virtual National Association of Regional Councils Conference. In February, they have their policy conference which gave us an early idea what Congress might do within the next transportation bill. The \$259 under dues and subscriptions are our Urban Land Institute annual membership along with our monthly GoTo meeting fee.

The motion carried by unanimous voice vote.

**VIII. OTHER BUSINESS**

None.

**IX. ADJOURNMENT**

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:53 p.m.

Respectfully Submitted,

Chyna R. Lynch

Recording Secretary

Reviewed By,

David Hittle

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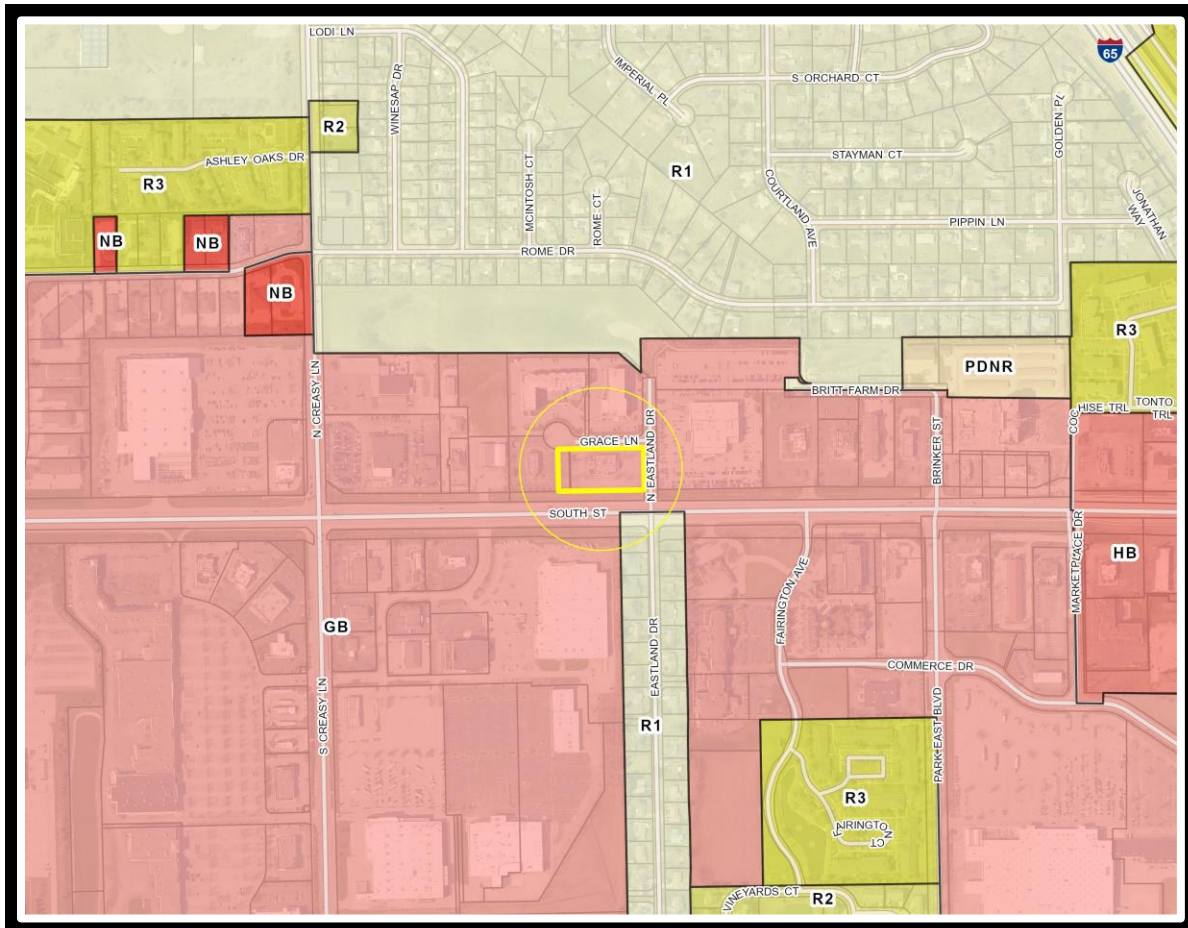
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**S-4983**  
**SINGH MINOR SUBDIVISION**  
**(minor-sketch)**

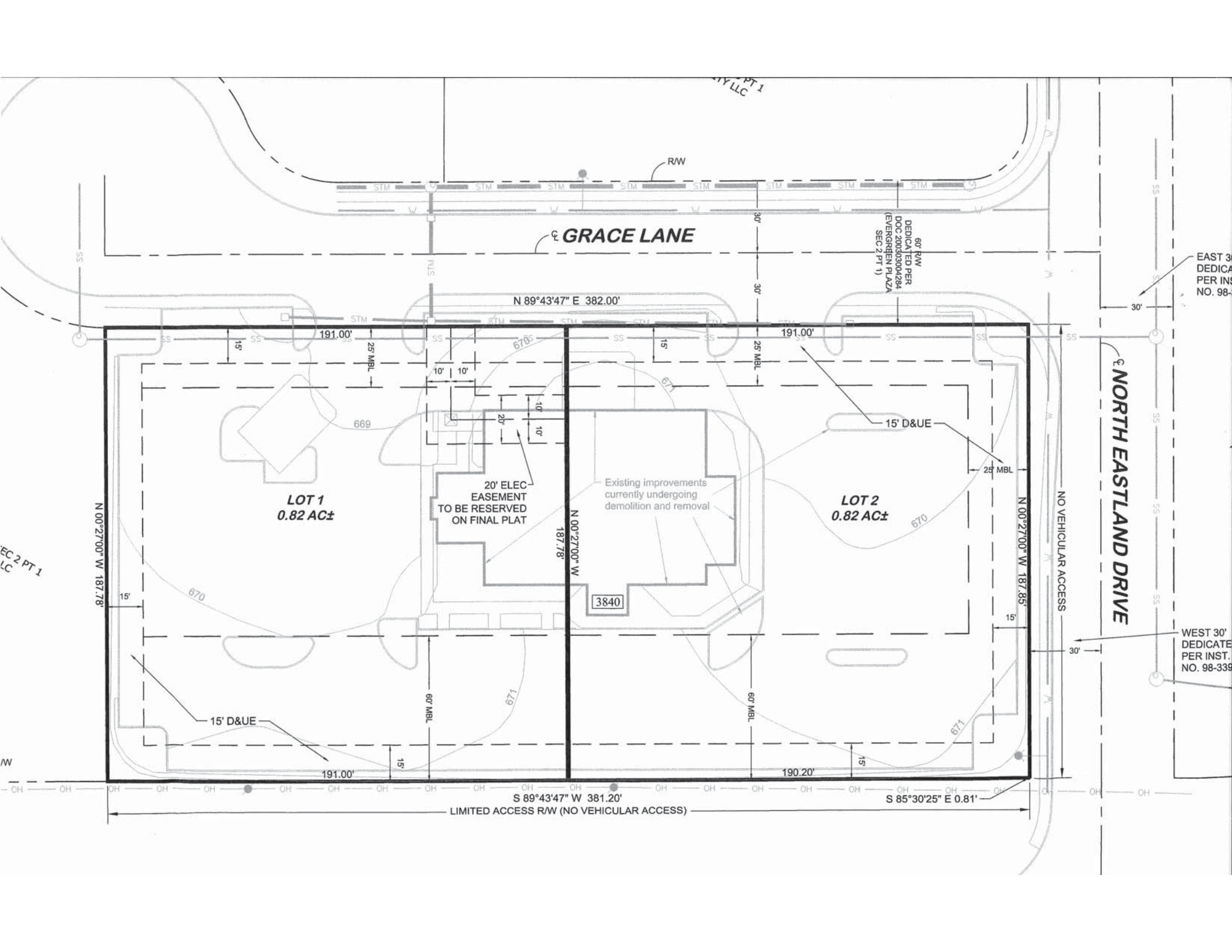
**STAFF REPORT**  
**April 1, 2021**

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GRACE LANE

NORTH EASTLAND DRIVE

LOT 1  
0.82 AC±

LOT 2  
0.82 AC±

3840

LIMITED ACCESS R/W (NO VEHICULAR ACCESS)

60' RW  
DEDICATED PER  
DOC 200303004294  
(EVERGREEN PLAZA  
SEC 2 PT 1)

EAST 30'  
DEDICA  
PER INS  
NO. 98-

WEST 30'  
DEDICATE  
PER INST.  
NO. 98-339

NO VEHICULAR ACCESS

N 89°43'47" E 382.00'

N 00°27'00" W 187.78'

N 00°27'00" W 187.85'

S 89°43'47" W 381.20'

S 85°30'25" E 0.81'

191.00'

191.00'

191.00'

190.20'

15' D&UE

15' D&UE

20' ELEC  
EASEMENT  
TO BE RESERVED  
ON FINAL PLAT

Existing improvements  
currently undergoing  
demolition and removal

EC 2 PT 1  
LC

PT 1  
LLC

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**S-4983**  
**SINGH MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**April 1, 2021**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner is seeking primary approval to replat one commercial lot (the former Logan's Roadhouse on Lot 1 in Evergreen Plaza Section 1) and one outlot (Evergreen Plaza Section 2, Part 1 Outlot A) into two lots, on 1.647 acres, located between Grace Lane and South Street, on the west side of N. Eastland Drive, in Lafayette, Fairfield 23 (SE) 23-4. A City Barbeque is proposed for the eastern lot; the western lot's future user is unknown at this time.

**AREA ZONING PATTERNS:**

The site is zoned GB, General Business, as is all surrounding land. The single-family homes along Eastland Drive to the south are zoned R1 as are the houses to the north in Orchard Heights subdivision.

**AREA LAND USE PATTERNS:**

This stretch of South Street (formerly SR 26) has a mix of small to large commercial businesses. A car lot is adjacent to the east, two fairly new hotels are to the north, a recently relocated fast food restaurant sits vacant next door to the west and a U-Haul truck rental and storage business is across the street to the south.

**TRAFFIC AND TRANSPORTATION:**

South Street is classified as an urban primary arterial by the adopted *Thoroughfare Plan*; both N. Eastland Drive and Grace Lane are public city streets classified as locals. All of the required right-of-way for all three streets is already in place, so no new dedication of right-of-way is necessary. A "no vehicular access" statement was platted with the original Evergreen Plaza subdivision and is also shown on the sketch plan along South and Eastland. Two existing drives from Grace Lane will likely be utilized in the future; however, the city will work with the future businesses regarding any new placement for these drives which must remain on Grace Lane.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer and water already serve the site. Sewer mains already exist on both proposed lots; water mains exist on the west side of Eastland Drive and the north side of Grace Lane. The city will review drainage on site during its Improvement Location Permit review.

**CONFORMANCE WITH UZO REQUIREMENTS:**

The site is zoned GB; setbacks shown meet the ordinance standards. No bufferyard is required.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the frontage along Grace Lane, a "No Vehicular Access" statement shall be platted along both the South Street and N. Eastland Drive right-of-way line.
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 street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE ..... APRIL 21, 2021  
TIME ..... 6:00 P.M.  
PLACE ..... COUNTY OFFICE BUILDING  
20 NORTH 3RD STREET  
LAFAYETTE, IN 47901

**(TENTATIVE)**  
**AGENDA**

*Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include **name** and **address** to be heard. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook: <https://www.facebook.com/TippecanoeCountyIndiana> (you must have an account) or YouTube <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDzTdjurQ> (you must be a subscriber to comment).*

*Links can also be found on the APC website at: [www.tippecanoe.in.gov/apc](http://www.tippecanoe.in.gov/apc).*

I. BRIEFING SESSION

II. APPROVAL OF MINUTES

III. NEW BUSINESS

IV. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-4988 MENARDS MINOR SUBDIVISION, A REPLAT OF LOT 6 IN MAPLE POINT SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval to replat a 3.19-acre commercial lot into two (plus one outlot), located on the northwest side of Creasy Lane, just south of Main Street (SR 38), in Lafayette, Fairfield 2 (NW) 22-4.

2. **S-4989 MAUCH MAJOR SUBDIVISION, A REPLAT OF LOT 1 (major-preliminary):**

Petitioners are seeking primary approval to replat one lot into two on 10.46 acres, located on the southeast side of Prophets Rock Road, just northeast of Burnetts Road and bordering the southwest side of I-65, in Tippecanoe 27 (SW) 24-4.

## B. REZONING ACTIVITIES

1. **Z-2817 DOMO DEVELOPMENT COMPANY, LLC (Precedent Flats Planned Development) (R1 to PDRS):**  
Petitioner is requesting rezoning on approximately 20-acres for a multi-family apartment complex consisting of a maximum of 240-units in ten buildings. The property is located near the northwest corner of the intersection of McCarty Lane and Veterans Memorial Parkway East in Lafayette, Fairfield 25 (SE) 23-4.
2. **Z-2819 LAFAYETTE NEIGHBORHOOD HOUSING SERVICES, INC. (Jeffersonian Planned Development) (PDMX to PDMX):**  
Petitioner is requesting rezoning for an expansion of the original Historic Jeff Centre Planned Development. The proposed two-lot planned development will contain the current historic 3-story converted school building (Proposed Lot 1: housing an existing mixed-use environment with 74 residential units and 12,000 square footage of ground floor commercial space). Proposed Lot 2 will contain a new 3-story apartment building containing 68 units. The project will have 86 total off-street parking spaces. The property is located at 619 N. 9th Street, Lafayette, Fairfield 21 (SW) 23-4.
3. **Z-2821 IBUILD PROPERTIES, LLC (I3 to GB):**  
Petitioner is requesting rezoning of 1.214 acres located on the east side of Duncan Road just south of Sagamore Parkway, specifically, 2653 Duncan Road, Lafayette, Fairfield, Longlois Reserve (W1/2) 23-4.
4. **Z-2822 TIPPECANOE DEVELOPMENT II, LLC (R1B to R2):**  
Petitioner is requesting rezoning of 32.4 acres located on the east side of Concord Road (CR 250 E) south of Veterans Memorial Parkway, in Wea 10 (SE) 22-4.
5. **Z-2823 TIPPECANOE COUNTY AREA PLAN COMMISSION (FP, R3, I3, R2, R1, A, NB, and GB to FP, GB, R1, NB, A and R3):**  
Petitioner is requesting rezoning for property located along both sides of the Kirkpatrick Legal Drain from west of Poland Hill Road east along the ditch, to CR 450 E, this request applies to only the area within the corporate limits of the City of Lafayette, Wea 22-4. (The purpose of this request is to update the Flood Plain zone boundary based on a recent study of the Kirkpatrick Legal Drain.)
6. **Z-2824 TIPPECANOE COUNTY AREA PLAN COMMISSION (R3, R2, FP, R1B, R1A, R1, PDRS, and I3 to FP and R2)**  
Petitioner is requesting rezoning for property located on both sides of the Kirkpatrick Legal Drain in two separate areas: the first being south of Veterans Memorial Parkway at the Poland Hill Road intersection, and the second being from 1000' west of Concord Road, stretching east to CR 450 E, all outside of the corporate limits of the

City of Lafayette, in Wea 22-4. (The purpose of this request is to update the Flood Plain zone boundary based on a recent study of the Kirkpatrick Legal Drain.)

7. **Z-2825 HARDEBECK DEVELOPMENT, LLC (Grace Woods Rural Estate II) (A to RE):**

Petitioner is requesting rezoning of 35.113 acres for a 12-lot proposed expansion of the previously approved Grace Woods Rural Estate, located on the north side of CR 900 N, west of SR 43 N in Tippecanoe 4 (SE) 24-4.

8. **Z-2826 PURDUE DELTA TAU DELTA ASSOCIATION, INC. (CBW to R3U):**

Petitioner is requesting rezoning of four lots located at the northeast corner of Grant Street and Northwestern, specifically 400 Northwestern Avenue, in West Lafayette, Wabash 19 (NE) 23-4.

9. **Z-2827 JOSHUA SHIVES (R1 to AW):**

Petitioner is requesting rezoning of 32.4 landlocked acres (some area is in the FP) located north of Sam Wilson Subdivision, west of US 231 South, in Wea 30 (SE) 22-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE MAY EXECUTIVE COMMITTEE AGENDA

VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals

VIII. DIRECTOR'S REPORT

IX. CITIZENS' COMMENTS AND GRIEVANCES

X. ADJOURNMENT

**THE  
AREA BOARD OF ZONING APPEALS  
OF TIPPECANOE COUNTY**

**NOTICE OF PUBLIC HEARING**

DATE: ..... APRIL 28, 2021  
TIME: ..... 6:00 P.M.  
PLACE: ..... COUNTY OFFICE BUILDING  
20 N. 3RD STREET  
LAFAYETTE, IN 47901

*Due to the public health emergency, public comment on agenda items may be submitted prior to the meeting at [apc@tippecanoe.in.gov](mailto:apc@tippecanoe.in.gov). Comments must include **name** and **address** to be heard. Members of the public may watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDzTdJurQ>*

**(Tentative)  
A G E N D A**

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

**1. BZA-2052 FOX ACQUISITIONS, LLC:**

Petitioner is requesting the following variances to construct a 5,500 sq. ft. building for the Blue Fox Heating and Cooling business in a GB zone:

- 1. To reduce a side setback to 5 feet from the minimum requirement of 30 feet from the adjoining residential zone and use; (UZO 4-8-5) and
- 2. To eliminate a required Type C (30' wide) bufferyard along the western property line; (UZO 4-9-3)

on property located at 1511 W 350 N, Wabash 01 (SW) 23-5.

**2. BZA-2053 CASEY GILES:**

Petitioner is requesting a special exception to use an existing single-family house as a Transient Guest House (as defined in the ordinance). The proposed hours of operation are 24 hours a day, seven days per week. The property is zoned Agricultural (A) and is located at 7342 Abby Marle, in Tippecanoe 16 (SW) 24-4. (UZO 3-2)

- IV. ADMINISTRATIVE MATTERS
- V. ADJOURNMENT

**April 1, 2021**

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**1. CASE #2021-14 THE NAVY CLUB OF LAFAYETTE:**

Petitioner is requesting the following setback variances to construct a 12' x 24' outdoor covered addition to the existing Navy Club building in an NBU zone:

1. To reduce the setback to 2 feet from the minimum requirement of 10 feet from the adjoining residential zone and use to the south; (UZO 2-13-9) and
2. To reduce the setback to 2 feet from the minimum requirement of 10 feet from the adjoining residential zone and use to the east; (UZO 2-13-9)

on property located at 1905 Elmwood Avenue, Lafayette, Fairfield 21 (NE) 23-4.

**2. CASE #2020-15 REBRENEA PROPERTIES, LLC:**

Petitioner is requesting a variance to reduce the front setback to 23 feet from the minimum requirement of 40 feet from Union Street to expand an existing storage facility in a GB zone. The property is located at 725 Sagamore Pkwy North, Lafayette, Fairfield 22 (SE) 23-4. (UZO 2-17-7)

**RECOMMENDATION:**

Staff advises that the above requests do not constitute use variances.



MONTHLY BUDGET REPORT  
February 25, 2021 - March 31, 2021

ACCOUNT NUMBER AND NAME		TOTAL APPROPRIATION	ENCUMBRANCE FROM LY	MID YR/ END YR TRANSERS	TOTAL	EXPENDITURES THIS MONTH	EXPENDITURES TO DATE	APPROPRIATION BALANCE
1000-2510-11-10	Full Time Personnel	\$878,703.00			\$878,703.00	\$79,376.24	\$205,604.96	\$673,098.04
1000-2510-11-30	Part Time Personnel	\$5,000.00			\$5,000.00			\$5,000.00
<b>TOTAL PERSONAL SERVICES</b>		<b>\$883,703.00</b>			<b>\$883,703.00</b>	<b>\$79,376.24</b>	<b>\$205,604.96</b>	<b>\$678,098.04</b>
1000-2510-21-10	Office Supplies -Gen.	\$4,000.00	\$35.00		\$4,035.00	\$214.91	\$439.94	\$3,595.06
1000-2510-21-30	Printing & Signs for Purch	\$2,000.00			\$2,000.00			\$2,000.00
1000-2510-21-40	Minor Equipment	\$1,000.00			\$1,000.00			\$1,000.00
<b>TOTAL SUPPLIES</b>		<b>\$7,000.00</b>	<b>\$35.00</b>		<b>\$7,035.00</b>	<b>\$214.91</b>	<b>\$439.94</b>	<b>\$6,595.06</b>
1000-2510-31-10	Legal Services	\$27,600.00			\$27,600.00	\$7,280.00	\$7,280.00	\$20,320.00
1000-2510-31-90	Other Professional Services	\$500.00	\$9,773.00		\$10,273.00		\$9,793.50	\$479.50
1000-2510-32-10	Travel Costs & Mileage	\$8,000.00	\$14.00		\$8,014.00	\$237.87	\$502.30	\$7,511.70
1000-2510-33-10	Published Legals	\$750.00			\$750.00	\$103.96	\$143.07	\$606.93
1000-2510-36-20	Repair Veh&Equip	\$1,500.00			\$1,500.00			\$1,500.00
1000-2510-39-10	Dues & Subscriptions	\$5,300.00	\$332.00		\$5,632.00	\$19.00	\$1,500.28	\$4,131.72
<b>TOTAL OTHER SERVICES &amp; CHARGE!</b>		<b>\$43,650.00</b>	<b>\$10,119.00</b>		<b>\$53,769.00</b>	<b>\$7,640.83</b>	<b>\$19,219.15</b>	<b>\$34,549.85</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$50,650.00</b>	<b>\$10,154.00</b>		<b>\$60,804.00</b>	<b>\$7,855.74</b>	<b>\$19,659.09</b>	<b>\$41,144.91</b>
<b>TOTAL BUDGET</b>		<b>\$934,353.00</b>	<b>\$10,154.00</b>		<b>\$944,507.00</b>	<b>\$87,231.98</b>	<b>\$225,264.05</b>	<b>\$719,242.95</b>
Social Security		\$67,604.00						
PERF Retirement		\$98,930.00						
Furnished by County								
<b>TOTAL BUDGET</b>		<b>\$1,100,887.00</b>						