

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: May 19, 2021

Time: 6:00pm

Place: County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, Indiana 47901

AGENDA

I. PLEASE NOTE

This will be an in-person meeting but also available to watch online. Comments may also be made live on the streaming platforms. Members of the public may watch the livestream on Facebook at: <HTTPS://WWW.FACEBOOK.COM/TIPPECANOECOUNTYINDIANA> (you must have an account) or YouTube at <HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCJIEEA9ZQO9ELLGDZTDJURQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

II. BRIEFING SESSION

A. CONTINUED CASES:

The following cases need to be continued to the June 16th APC meeting agenda:

- Z-2827 Joshua Shives (R1 to AW). The Journal & Courier failed to publish the legal ad for this case.
- Z-2828 Heron Bay Development, LLC (R1 to R1A) with commitment. Petitioner is requesting a continuance of this case in order to change the proposed zoning district.

III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 04.21.2021.PDF](#)

IV. NEW BUSINESS

A. REQUEST FOR PRIMARY APPROVAL EXTENSION

RAINEYBROOK SUBDIVISION, PART 2, SECTION 2 (S-3269)

The subdivider, RBROOK, LLC (represented by Tim Balensiefer of TBIRD Design Services), is requesting a seventh 2-year extension for the original conditional primary approval granted on February 19, 2003. The 67-lot single-family subdivision on 34.46 acres, is located on the north side of CR 500 S, 3/4 mile west of US 231, Wea 18 (SW) 22-4.

Vote Results 15-Yes and 0-No

Documents:

[RAINEYBROOK EXTENSION REQUEST.PDF](#)

V. PUBLIC HEARING

A. ORDINANCE AMENDMENTS

1. UZO AMENDMENT #100:

This omnibus amendment would update the UZO in four minor areas:

- It would allow basement window wells to extend into a front or rear setback in certain circumstances;
- It would expand the maximum allowable floor area for contracting businesses;
- It would require fewer parking spaces for farm machinery and industrial truck repair; and
- It would introduce restrictions to shipping containers used for residential and agricultural storage.

Vote Results 15-Yes and 0-No

Documents:

[AMEND100 OMNIBUS.PDF](#)

B. REZONING ACTIVITIES

1. Z-2827 JOSHUA SHIVES (R1 TO AW):

****Continue to the June 16th APC meeting agenda.****

Petitioner is requesting rezoning of 26.83 landlocked acres located north of the Sam Wilson Subdivision, west of US 231 South, in Wea 30 (SE) 22-4. CONTINUED FROM THE APRIL APC MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

2. Z-2828 HERON BAY DEVELOPMENT, LLC (R1 TO R1A):

****Continued at petitioner's request to the June 16th APC meeting.****

Petitioner is requesting rezoning of 28.37 acres located on the east side of CR 50 W for a future single-family subdivision of 82 lots, located 1/4 mile north of Kalberer Road, in West Lafayette, Wabash 6 (NE) 23-4. With Commitment.

3. Z-2829 FAITH LEGACY PROPERTIES, INC. (A TO I1):

Petitioner is requesting rezoning of 10.77 acres located on the south

side of CR 800 N, just west of Kipp Farm Road, in Washington 14 (NE) 24-3. With Commitment.

Vote Results:
Commitment 14-Yes and 0-No
Rezone Petition 13-Yes and 1-No

Documents:

[Z-2829 FAITH LEGACY PROPERTIES.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE JUNE EXECUTIVE COMMITTEE AGENDA

Documents:

[06022021 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2021-05 CDOV.PDF](#)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. ADJOURNMENT