

The  
**AREA PLAN COMMISSION**  
of Tippecanoe County

## **Notice of Public Hearing**

**Date: June 16, 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](http://www.tippecanoe.in.gov/apc).

#### **II. BRIEFING SESSION**

#### **III. APPROVAL OF MINUTES**

Documents:

[APC MINUTES 05.19.2021.PDF](#)

#### **IV. NEW BUSINESS**

- A. APPOINTING COMMITTEE ASSIGNMENTS TO REPLACE A FORMER CITIZEN MEMBER OF THE APC.**

#### **V. PRIMARY APPROVAL EXTENSION REQUEST**

**PURDUE RESEARCH PARK PHASE 3, PART 2 (S-4122):**

The developer, Purdue Research Foundation (represented by Marianne Owen of Stuart & Branigin) is requesting a two-year extension of the primary approval originally granted July 15, 2009. The preliminary plat includes 17 lots on 95.43 acres (plus 3 outlots), located at the northwest corner of Kalberer Road and Yeager Road, in West Lafayette, Wabash 1 (NE)23-5 and 6(NW)23-4.

***Vote Results 15-Yes and 0-No***

Documents:

[S-4122 PURDUE RESEARCH PARK PHASE 3, PART 2.PDF](#)

**VI. PUBLIC HEARING**

**A. SUBDIVISIONS**

**1. S-5000 SAGAMORE COMMONS SUBDIVISION, SECTION 2, REPLAT OF LOT 3 (MINOR-SKETCH):**

Petitioner is seeking primary approval to expand and replat one lot in the existing subdivision, located at the southeast corner of Sagamore Parkway West and Sachem Boulevard, in West Lafayette, Wabash 1 (SW) 23-5.

***Vote Results***

***Conditional Primary Approval 15-Yes and 0-No***

Documents:

[S-5000 SAGAMORE COMMONS SUBDIVISION, SECTION 2, REPLAT OF LOT 3.PDF](#)

**2. S-5001 PURDUE RESEARCH PARK PARKS BARN (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a one lot addition/revision to the existing subdivision preliminary plat, for the West Lafayette Parks Department barn, located at the west end of Challenger Avenue, north of Kalberer Road and west of Yeager Road, in West Lafayette, Wabash 1 (NE) 23-5.

***Vote Results***

**Conditional Primary Approval 15-Yes and 0-No**

**Bonding 15-Yes and 0-No**

Documents:

[S-5001 PURDUE RESEARCH PARK PARKS BARN.PDF](#)

3. **S-5002 OAK RIDGE SUBDIVISION, SECTION 3 (MAJOR-PRELIMINARY):**  
Petitioner is seeking primary approval for three lots (and one outlot) on 10.01 acres, located at the east end of Zinnia Street in Tippecanoe 29 (SW) 24-4.

**Vote Results**

**Variance 15-Yes and 0-No**

**Conditional Primary Approval 15-Yes and 0-No**

**Bonding 15-Yes and 0-No**

Documents:

[S-5002 OAK RIDGE SUBDIVISION, SECTION 3.PDF](#)

**B. REZONING ACTIVITIES**

1. **Z-2827 JOSHUA SHIVES (R1 TO AW):**  
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 May APC meeting because one of the newspapers filed to publish the ad. Final continuance

**Vote Results 15-Yes and 0-No**

Documents:

[Z-2827 JOSHUA SHIVES.PDF](#)

2. **Z-2828 HERON BAY DEVELOPMENT, LLC (R1 TO R1B):**  
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. Continued from the May APC

meeting at petitioner's request.

**Vote Results**

**Rezone 15-Yes and 0-No**

**Commitment 15-Yes and 0-No**

Documents:

[Z-2828 HERON BAY DEVELOPMENT R1 TO R1A.PDF](#)

[Z-2828 HERON BAY DEVELOPMENT R1 TO R1A AMEND R1B.PDF](#)

3. **Z-2830 R. GREGG SUTTER (A TO RE):**

Petitioner is requesting rezoning of 28.145 acres for a proposed 12 lot rural estate subdivision (Bluffs of Buck Creek, Phase 1) located on the north side of CR 450 N just west of SR 25, in Washington 32 (NE) 24-3.

**Vote Results 15-Yes and 0-No**

Documents:

[Z-2830 R GREGG SUTTER A TO RE.PDF](#)

**VII. ADMINISTRATIVE MATTERS**

Ongoing discussion facilitated by Atty. Eric Burns regarding a resolution on an electronic meeting policy for the APC.

Documents:

[ELECTRONIC MEETINGS POLICY TEMPLATE - APC.PDF](#)

**VIII. APPROVAL OF THE JULY EXECUTIVE COMMITTEE AGENDA**

Documents:

[07072021 EXEC AGENDA.PDF](#)

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

Documents:

[2021-06 CDOV.PDF](#)

**X. DIRECTOR'S REPORT**

## **XI. CITIZENS' COMMENTS AND GRIEVANCES**

## **XII. 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](http://www.tippecanoe.in.gov/ada)