

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Date: July 6, 2022

Time: 4:30 PM

Place: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

PLEASE NOTE: This meeting will be in person. Members of the public may choose to watch the live-stream on Facebook or YouTube. These links can be found on the APC website at: <https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>

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AGENDA

I. APPROVAL OF MINUTES

Documents:

[EXEC 06.01.2022.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

IV. APPROVAL OF THE JULY APC PUBLIC HEARING AGENDA

Documents:

[07202022 APC AGENDA.PDF](#)

V. APPROVAL OF THE JULY ABZA PUBLIC HEARING AGENDA

Documents:

[07-27-2022 ABZA AGENDA.PDF](#)

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

There are no new variances filed this month.

VII. REVIEW AND APPROVAL OF THE JUNE BUDGET REPORT

Documents:

[JUNE 2022 BUDGET REPORT.PDF](#)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

DATE..... June 01, 2022
TIME..... 4:30 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

This meeting was held in-person. 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

Larry Leverenz
Kathy Parker
Gary Schroeder
Tom Murtaugh
Greg Jones

MEMBERS ABSENT

Jackson Bogan
Jerry Reynolds

STAFF PRESENT

David Hittle
Ryan O’Gara
Kathy Lind
Jennifer Ewen
Eric Burns, Atty
Maureen McNamara

Larry Leverenz 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 May 4, 2022 public hearing. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

Ryan O’Gara stated all cases are ready to be heard.

III. PUBLIC HEARING

Larry Leverenz 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 recommendations on the applications to be heard this evening and responses from the checkpoint agencies. Greg Jones seconded, and the motion carried by unanimous voice vote.

SUBDIVISIONS

1. S-5068 PIERCE-LAH MINOR SUBDIVISION (minor-sketch):

Petitioner is requesting preliminary approval of a four-lot, residential subdivision of 7.84 acres located on the south side of CR 725 N, west of SR 43 N in Tippecanoe 16 (SE) 24-4. CONTINUED FROM THE MAY EXECUTIVE COMMITTEE MEETING AT THE PETITIONER’S REQUEST IN ORDER OT OBTAIN NECESSARY SOIL WORK.

Gary Schroeder moved to hear and vote on **S-5068 PIERCE-LAH MINOR SUBDIVISION (minor-sketch)**. Greg Jones seconded.

APC staff Kathy Lind presented the zoning map, plat, and aerial photos. She stated the petitioner's property is located on the south side of CR 725 N just west of SR 43. The property is 7.84 acre parent tract that has never been previously divided. It is zoned agricultural as is everything surrounding the property except the flood plain further to the south. There is an existing house and mobile home that the petitioner plans to remove. The driveway that serves the mobile home will also be closed once the mobile home is gone. There are seven standard conditions, and staff is recommending conditional primary approval.

Larry Leverenz called for the petitioner or the petitioner's representative.

Joe Couts, C&S Surveying, 1048 B Sagamore Parkway West, West Lafayette, stated they have read the staff report and appreciate the recommendation for conditional approval. They are actively working on satisfying the conditions of approval before they submit the final plat for review and approval. He offered to answer any questions.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There was no response.

Larry Leverenz asked for any questions from the commission. There were none.

Larry Leverenz called for a vote on a white ballot.

Ryan O'Gara collected the ballots and noted 5-Yes to 0-No for conditional primary approval of **S-5068 PIERCE-LAH MINOR SUBDIVISION (minor-sketch)**.

Yes-Votes

Greg Jones
Tom Murtaugh
Gary Schroeder
Kathy Parker
Larry Leverenz

No-Votes

2. S-5073 ARTISAN ELECTRIC MINOR SUBDIVISION, SECTION 2 (minor-sketch):

Petitioner is seeking primary approval of two commercial lots on 2.91 acres, located at the northeast corner of North Ninth Street Road and Swisher Road, in Tippecanoe, Burnett's Reserve Section 6, 24-4.

Gary Schroeder moved to hear and vote on **S-5073 ARTISAN ELECTRIC MINOR SUBDIVISION, SECTION 2 (minor-sketch)**. Greg Jones seconded.

APC staff Kathy Lind presented the zoning map, plat, and aerial photos. She stated the petitioner's property is located on the east side of North 9th Street Road just north of Swisher Road. The property is zoned GB. This is a two-lot subdivision just approved a couple of years ago, and they are wanting to replat Lot 1 into two lots. The right-of-way is already in place because it was dedicated with the previous minor subdivision. There are five conditions of approval, and staff is recommending conditional primary approval.

Larry Leverenz called for the petitioner or the petitioner's representative.

Joe Couts, C&S Surveying, 1048 B Sagamore Parkway West, West Lafayette, stated they have already met the conditions of approval, so they will be turning this around quickly. They appreciate staff's recommendation for conditional approval. He offered to answer any questions.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There was no response.

Larry Leverenz asked for any questions from the commission. There were none.

Larry Leverenz called for a vote on a white ballot.

Ryan O’Gara collected the ballots and noted 5-Yes to 0-No for conditional primary approval of **S-5073 ARTISAN ELECTRIC MINOR SUBDIVISION SECTION 2 (minor-sketch).**

Yes-Votes

Greg Jones
Tom Murtaugh
Gary Schroeder
Kathy Parker
Larry Leverenz

No-Votes

IV. APPROVAL OF THE JUNE 2022 APC PUBLIC HEARING AGENDA

Gary Schroeder moved that **Resolution #2022-03** be placed on the June 15, 2022 Area Plan Commission public hearing agenda:

RESOLUTION #2022-03:

A resolution to adopt into the *Comprehensive Plan*, the updated draft of the County’s Multi-Hazard Mitigation Plan as required by the Federal Disaster Mitigation Act of 2000.

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

Gary Schroeder moved that the following subdivision petition be placed on the June 15, 2022 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-5075 Wabash Ridge Subdivision (major-preliminary).

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

Gary Schroeder moved that the following rezoning petition be placed on the June 15, 2022 Area Plan Commission public hearing agenda:

Z-2860 Richard & Gail Michael (NB to NBU).

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

V. APPROVAL OF THE JUNE ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the June 22, 2022 Area Board of Zoning Appeals Public Hearing Agenda:

BZA-2079 William S and Jaqueline Bond;
BZA-2080 James Alan and Traci Bratton;
BZA-2081 Patrick R and Melinda C O’Neil, Trustees of the Patrick R O’Neil and Melinda C O’Neil Revocable Living Trust; AND
BZA-2082 Riverside Construction, LLC.

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

VI. DETERMINATION OF VARIANCES – 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:

CASE #2022-14 JASMINE JONES AND JAMES F. OLDS;
CASE #2022-15 ANTHONY HARDEBECK; and
CASE #2022-16 SIGNARAMA.

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

VII. REVIEW AND APPROVAL OF THE MAY BUDGET REPORT

Gary Schroeder moved to hear and approve the May 2022 Budget Report as submitted. Greg Jones seconded.

David Hittle stated the Budget Report is included in your packet. He offered to answer any questions.

Larry Leverenz asked for any questions from the commission members. There were none.

Larry Leverenz asked all in favor, and the motion carried by unanimous voice vote.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:43 PM.

Respectfully Submitted,

Jennifer A. Ewen
Recording Secretary

Reviewed By,



David Hittle
Executive Director

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE JULY 20, 2022
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

**(TENTATIVE)
AGENDA**

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS
- IV. PUBLIC HEARING
 - A. ORDINANCE AMENDMENTS
 - 1. **UZO AMENDMENT #105:**
This proposed amendment would revise UZO Section 6-3, the zoning enforcement section of the UZO.
 - 2. **UZO AMENDMENT #106:**
This proposed amendment would add two entries in Section 3-2 Permitted Use Table of the UZO: towing services and impound lots.
 - B. REZONING ACTIVITIES
 - Z-2862 IMPERIAL PARKWAY, LLC (I3 to GB):**
Petitioner is requesting rezoning of one lot in the Imperial Industrial Park Subdivision, specifically 3215 Imperial Pkwy, south of Brady Lane, just west of US 52 in Lafayette, Wea 03 (SE) 22-4.
- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE AUGUST 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: JULY 27, 2022
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE) AGENDA

This meeting will be in person.

Links to watch the livestream can be found on the APC website at: www.tippecanoe.in.gov/apc

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

1. BZA-2079 WILLIAM S AND JAQUELINE BOND

Petitioners are requesting an extension of a previously approved special exception (BZA-1958) to add a 140' x 120' gravel overflow parking area and legitimize various outdoor areas for their agricultural rental hall in an A zone. The overflow parking area will extend north by 120' from the existing approved site area onto property petitioner has leased. Hours of operation will remain the same with events occurring 7 days a week, 8am to midnight. The property is located at 7071 S 100 E, Wea 33 (NW) 22-4 (UZO 3-2). Continued from the June 22, 2022 hearing per a power outage at TCOB.

2. BZA-2080 JAMES ALAN AND TRACI BRATTON

Petitioners are requesting the following setback variances for a proposed 23' x 24' detached garage in an R1 zone:

1. To reduce the side setback from the minimum required 6' to 2' (UZO 2-1-9) and
2. To reduce the rear setback from the minimum required 10' to 2' (UZO 2-1-8).

The site is currently a single-family residence and is located at 256 Washington Street, in Dayton, Sheffield 04 (SW) 22-3. Continued from the June 22, 2022 hearing per a power outage at TCOB.

3. BZA-2081 PATRICK R AND MELINDA C O'NEIL, TRUSTEES OF THE PATRICK R O'NEIL AND MELINDA C O'NEIL REVOCABLE LIVING TRUST

Petitioners are requesting the following variances for a proposed apartment building in a (pending) R4W zone:

1. To reduce the lot area from the minimum required 27,750 sq. ft to 10,763 sq. ft (UZO 2-11-5);
2. To increase the maximum coverage by all buildings from 40% to 74.4% (UZO 2-11-7);

3. To reduce the minimum vegetative coverage from the required 30% to 14.4% (UZO 2-11-7);
4. To reduce the front setback from the minimum required 25' to 9'1" (UZO 2-11-8);
5. To reduce the rear setback from the minimum required 25' to 0' (UZO 2-11-9);
6. To increase the maximum building height from 14' (as measured from the ground to the finished floor of the uppermost level) to 45' (UZO 2-11-11);
7. To reduce the minimum parking standards from the required 91 parking spaces to 20 spaces (UZO 2-10-12) and;
8. To eliminate the requirement of a 5' no parking setback along the western property line (UZO 4-4-6);

on property located at 418 Harrison Street, West Lafayette, Wabash 19 (SW) 23-4. Continued from the June 22, 2022 per petitioner' request. First continuance.

4. BZA-2082 RIVERSIDE CONSTRUCTION, LLC

Petitioner is requesting a variance to reduce the rear setback to 21.5' from the minimum required 25' to replace an existing 20' x 12' deck with a proposed 20' x 12' covered/screened-in porch in an R1B zone. The existing single-family home is located at 15 Flowermound Drive, in Winding Creek Subdivision, Tippecanoe 29 (SW) 24-4 (UZO 2-3-8). Continued from the June 22, 2022 hearing per a power outage at TCOB.

5. BZA-2083 LOVE'S TRAVEL STOP – BETTY TORSTENSON

Petitioner is requesting a variance to increase the total signage of the sign-lot from the allowed 300 sq.ft. to 368.04 sq.ft. for a new Love's Travel Stop near the Schuyler Ave/I-65 interchange. The property is zoned I3 (Industrial) and is specifically located at 2400 E 200 N Lafayette, Fairfield, 10 (SE) 23-4 (UZO 4-8-5).

6. BZA-2084 WEST LAFAYETTE GREENHOUSE PHASE 2, LLC

Petitioner is requesting the following variances to expand the Inari Greenhouse facility in an OR (Office Research) zone:

1. To reduce the required maximum lot coverage from 25% to 28.7% (UZO 2-14-6) and
2. To reduce the required rear setback from 25 ft to 0 ft (UZO 2-14-8);

on property located at 1436 Win Hentschel Blvd, West Lafayette, Wabash 01 (SE) 23-5. The expansion will include constructing a physical connection between the building on the subject site to the building on the adjacent property to the north.

7. BZA-2085 WEST LAFAYETTE GREENHOUSE FACILITY, LLC

Petitioner is requesting a variance to reduce the minimum required side setback from 20 ft to 0 ft to expand the Inari Greenhouse facility in an OR (Office Research) zone (UZO 2-14-9). The expansion will include constructing a physical connection between the building on the subject site to the building on the adjacent property to the south. The property located at 3315 Kent Ave, West Lafayette, Wabash 01(SE) 23-5.

8. BZA-2086 CUMBERLAND PARTNERS STORAGE

Petitioner is requesting the following variances to expand an existing self-storage warehouse in an NB zone:

1. To eliminate the required Type B bufferyard (20') that was previously granted (BZA-2009 allowed a reduction in the required Type C bufferyard of 30' to a Type B bufferyard of 20'.) (UZO 4-9-3) and
2. To increase the total signage on the sign-lot from the allowed 180 sq.ft. to 280 sq.ft. (UZO 4-8-5)

on property located at 2575 Cumberland Ave, West Lafayette, Wabash 11 (NW) 24-5.

- I. ADMINISTRATIVE MATTERS
- II. ADJOURNMENT

MONTHLY BUDGET REPORT
May 26, 2022 - June 29, 2022

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	\$907,417.00			\$907,417.00	\$70,622.53	\$425,150.36	\$482,266.64
1000-2510-11-30 Part Time Personnel	\$7,000.00			\$7,000.00	\$1,597.50	\$1,818.75	\$5,181.25
TOTAL PERSONAL SERVICES	\$914,417.00			\$914,417.00	\$72,220.03	\$426,969.11	\$487,447.89
1000-2510-21-10 Office Supplies -Gen.	\$2,500.00	\$7.00		\$2,507.00		\$644.79	\$1,862.21
1000-2510-21-30 Printing & Signs for Purch	\$1,000.00			\$1,000.00			\$1,000.00
1000-2510-21-40 Minor Equipment	\$1,000.00	\$91.00		\$1,091.00	\$321.55	\$761.05	\$329.95
TOTAL SUPPLIES	\$4,500.00	\$98.00		\$4,598.00	\$321.55	\$1,405.84	\$3,192.16
1000-2510-31-10 Legal Services	\$27,600.00			\$27,600.00	\$2,251.01	\$9,985.68	\$17,614.32
1000-2510-31-70 Translator							
1000-2510-31-90 Other Professional Services	\$500.00			\$500.00			\$500.00
1000-2510-32-10 Travel Costs & Mileage	\$8,000.00			\$8,000.00	\$25.55	\$99.71	\$7,900.29
1000-2510-33-10 Published Legals	\$750.00			\$750.00	\$33.30	\$166.55	\$583.45
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			\$5,300.00	\$578.00	\$963.00	\$4,337.00
TOTAL OTHER SERVICES & CHARGE:	\$43,650.00			\$43,650.00	\$2,887.86	\$11,214.94	\$32,435.06
TOTAL OPERATING EXPENSES	\$48,150.00	\$98.00		\$48,248.00	\$3,209.41	\$12,620.78	\$35,627.22
TOTAL BUDGET	\$962,567.00	\$98.00		\$962,665.00	\$75,429.44	\$439,589.89	\$523,075.11

Social Security \$69,953.00
 PERF Retirement \$101,631.00
 Furnished by County
 TOTAL BUDGET \$1,134,151.00