

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Date: August 3, 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-](https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC)

[APC](#)

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AGENDA

I. APPROVAL OF MINUTES

Documents:

[EXEC 07.06.2022.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

A. SUBDIVISIONS

1. S-5085 WOOCALF MINOR SUBDIVISION (MINOR-SKETCH):

****Continue this case to the August 17th APC meeting for soil testing to be done and to hear vacation V-52 first.****

Petitioner is seeking preliminary approval of a four-lot single-family subdivision on 11.433 acres, subject to the approval of V-52, the vacation of George M. Neher Minor Subdivision. The site is located at the northeast corner of CR 100 E and 750 S, in Wea 33 (NW) 22-4.

IV. APPROVAL OF THE AUGUST APC PUBLIC HEARING AGENDA

Documents:

[08172022 APC AGENDA.PDF](#)

V. APPROVAL OF THE AUGUST ABZA PUBLIC HEARING AGENDA

Documents:

[08242022 BZA AGENDA.PDF](#)

VI. DETERMINATION OF VARIANCES (LAFAYETTE DIVISION OF THE ABZA)

Documents:

[2022-08 LDOV.PDF](#)

VII. REVIEW AND APPROVAL OF THE JULY BUDGET REPORT

Documents:

[JULY 2022 BUDGET REPORT.PDF](#)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

DATE.....July 6, 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
Jackson Bogan
Jerry Reynolds

MEMBERS ABSENT

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 June 1, 2022 public hearing. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

None.

III. PUBLIC HEARING

No cases have been filed.

IV. APPROVAL OF THE JULY 2022 APC PUBLIC HEARING AGENDA

Gary Schroeder moved that **UZO Amendment #105** be placed on the July 20, 2022 Area Plan Commission public hearing agenda:

UZO AMENDMENT #105:

This proposed amendment would revise UZO Section 6-3, the zoning enforcement section of the UZO.

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

Gary Schroeder moved that **UZO Amendment #106** be placed on the July 20, 2022 Area Plan Commission public hearing agenda:

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.

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

Gary Schroeder moved that the following rezoning petition be placed on the July 20, 2022 Area Plan Commission public hearing agenda:

Z-2862 Imperial Parkway, LLC (I3 to GB).

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

V. APPROVAL OF THE JULY ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the July 27, 2022 Area Board of Zoning Appeals Public Hearing Agenda:

BZA-2083 Love’s Travel Stop – Betty Torstenson;
BZA-2084 West Lafayette Greenhouse Phase 2, LLC;
BZA-2085 West Lafayette Greenhouse Facility, LLC; AND
BZA-2086 Cumberland Partners Storage.

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

VI. DETERMINATION OF VARIANCES – LAFAYETTE DIVISION OF THE ABZA

No new variances were filed for this month.

VII. REVIEW AND APPROVAL OF THE MAY BUDGET REPORT

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

David Hittle stated the Budget Report is included in the packet. He introduced Austin Hammerli as the new intern working with transportation. 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 4:33 PM.

Respectfully Submitted,

Jennifer A. Ewen
Recording Secretary

Reviewed By,

A handwritten signature in black ink, appearing to read "D. Hittle". The signature is written in a cursive style with a horizontal line extending to the right.

David Hittle
Executive Director

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE AUGUST 17, 2022
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

A G E N D A

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS
 - A. FINAL DETAILED PLANS

RESOLUTION PD-22-01: SUBTEXT ACQUISITIONS, LLC (Verve West Lafayette PD) Z-2849

Final Detailed Plans, consisting of Construction Plans and Final Plat, for the Verve West Lafayette Planned Development. The approved preliminary plans allow for the construction of a seven-story building containing a maximum of 247 residential units with 763 bedrooms, approximately 5,000 square feet of ground floor retail and a 231-space parking garage. The property is located on the south half of the block bounded by a public alley, Chauncey Avenue, Wood Street, and Salisbury Street, West Lafayette, Wabash 19 (NW) 23-4.

- B. PRIMARY APPROVAL EXTENSION REQUEST

DAUGHERTY COMMERCE CENTER, PART 2 (S-3540):

The developer, DCI Development LLC, is requesting a seventh 2-year extension of the conditional primary approval originally granted on August 18, 2004. The site is located at the northwest corner of Veterans Memorial Parkway and Osborne Drive, in Lafayette, Wea 10 (NW) 22-4.

- IV. PUBLIC HEARING
 - A. SUBDIVISIONS

S-5085 WOOCALF SUBDIVISION (minor-sketch):

Petitioner is seeking preliminary approval of a four-lot single-family subdivision on 11.433 acres, subject to the approval of V-52, the vacation of George M. Neher Minor Subdivision. The site is located at the northeast corner of CR 100 E and 750 S, in Wea 33 (NW) 22-4. CONTINUED FROM THE AUGUST EXECUTIVE COMMITTEE MEETING IN ORDER TO OBTAIN SOIL TESTING AND BECAUSE THE VACATION V-52 (ALSO ON THIS AGENDA) MUST BE HEARD FIRST.

B. REZONING ACTIVITIES

1. **Z-2848 4-UP, LLC – SHANE O’MALLEY (4-UP PLANNED DEVELOPMENT) (R3W & CBW to PDMX):**

Petitioner is requesting rezoning on approximately 1.16 acres for a single-lot planned development consisting of a proposed six-story multi-family apartment building containing a maximum of 191 units with 334 bedrooms (with option to convert up to 1,382 square feet of ground floor residential space to commercial use) and a 107-space underground parking garage. This site is located on roughly the east half of the block bounded by Fowler Avenue, Vine and Wiggins Streets, and Northwestern Avenue, in West Lafayette, Wabash 19 (NW) 23-4.

2. **Z-2861 WALDRON & THIRD, LLC c/o PATTI WEIDA (WALDRON APARTMENTS PLANNED DEVELOPMENT) (R3W to PDMX):**

Petitioner is requesting the rezoning of three lots (approximately 0.47 acres) for a 5-story residential building containing between 70 and 82 units with a mix of studio, 1-bedroom and 2-bedroom apartments with 27 on-site parking spaces. The project, located at 219 Waldron Street, is at the southwest corner of Waldron and 3rd Streets, in West Lafayette, Wabash 19 (NW) 23-4.

3. **Z-2863 CASH-CAN, LLC (I3 to GB):**

Petitioner is requesting rezoning of one lot located on the east side of Farabee Drive, 1000’ north of Kossuth, specifically 505 S. Farabee Drive, in Lafayette, Fairfield 27 (NE) 23-4.

C. PLAT VACATIONS

V-52 VACATION OF LOTS 1-4 IN GEORGE M. NEHER MINOR SUBDIVISION:

Petitioner and property owner R. Gregg Sutter is requesting the vacation of four lots located on the east side of CR 100 E, north of CR 750 S, in order to use the four division rights to minor subdivide Woocalf Minor Subdivision (also on this agenda). The 8.541-acre property is in Wea 33 (NW) 22-4.

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE SEPTEMBER 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:AUGUST 24, 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-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) 23-5. CONTINUED FROM THE JULY 27TH MEETING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.

2. BZA-2087 TODD & LYNN EDGELL

Petitioners are seeking a special exception for an agricultural rental hall, operating 8:00am to 10:00pm Sunday through Thursday, 8:00am to midnight Friday and Saturday, located on two acres at 4951 Swisher Road, Tippecanoe, Burnetts Reserve 5 (SW) 24-4.

- IV. ADMINISTRATIVE MATTERS
- V. ADJOURNMENT

July 28, 2022

1. CASE #2022-17 GUSTAVO MUNOZ

Petitioner is requesting the following two variances to construct a detached garage and two separate porches on an existing house in an R1B zone:

1. To reduce the side setback from 30th Street from 25' to 9' for a covered porch addition to the house (The proposed detached garage would have a 15' setback from 30th Street) (UZO 2-3-7); and
2. To reduce the front setback from Ferry Street for another covered porch addition to the house from 40' to 27'; (UZO 2-3-7)

on property located at the northeast corner of 30th and Ferry, specifically 3000 Ferry Street, Lafayette, Fairfield 22 (SW) 23-4.

2. CASE #2022-18 THOMAS AND KARAN LUCKETT

Petitioners are requesting a variance to reduce the front setback from 25' to 17' for a new covered front porch on property zoned R1B, located at 22 Prairie Court, Lafayette, Fairfield 15 (SW) 23-4. (UZO 2-3-7)

3. CASE #2022-19 TRIPLE R, LLC

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8th Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 41% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,601 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 285 S. 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

4. CASE #2022-20 TRIPLE R, LLC

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8th Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and

6. to allow a lot area of 3,753 square feet instead of the required 7,500 square feet (UZO 2-6-4);
on property located at 289 S. 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

5. CASE #2022-21 TRIPLE R, LLC

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8th Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,749 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 293 S. 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

6. CASE #2022-22 TRIPLE R, LLC

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8th Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,743 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 297 S. 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

7. CASE #2022-23 TRIPLE R, LLC

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8th Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,736 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 301 S. 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

8. CASE #2022-24 TRIPLE R, LLC

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8th Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 43% instead of the required 30% (UZO 2-6-6);
5. to allow a minimum lot width of 36.9' instead of the required 60' (UZO 2-6-5); and
6. to allow a lot area of 3,730 square feet instead of the required 7,500 square feet (UZO 2-6-4);

on property located at 305 S. 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

9. CASE #2022-25 TRIPLE R, LLC

Petitioner is requesting the following six variances to construct a new single-family dwelling in an R2 zone:

1. to allow a maximum building height of 43' instead of 35' (UZO 2-6-10);
2. to allow a minimum front setback of 20' instead of the required 25' from 8th Street (UZO 2-6-7);
3. to allow a minimum rear setback of 15' instead of the required 25' (UZO 2-6-8);
4. to allow a maximum building coverage of 44% instead of the required 30% (UZO 2-6-6);
5. to allow a (north) side setback of 5' instead of the required 6' (UZO 2-6-9);
6. to allow a lot area of 3,620 square feet instead of the minimum required 7,500 square feet (UZO 2-6-4); and
7. to allow a lot width of 34.9' instead of the minimum required 60' lot width (UZO 2-6-5);

on property located at 309 S. 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

RECOMMENDATION:

Staff advises that none of the above requests constitute a use variance.

MONTHLY BUDGET REPORT

June 30, 2022 - July 27, 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	\$53,489.35	\$493,928.97	\$413,488.03
1000-2510-11-30	Part Time Personnel	\$7,000.00			\$7,000.00	\$1,237.50	\$3,056.25	\$3,943.75
TOTAL PERSONAL SERVICES		\$914,417.00			\$914,417.00	\$54,726.85	\$496,985.22	\$417,431.78
1000-2510-21-10	Office Supplies -Gen.	\$2,500.00	\$7.00		\$2,507.00	\$123.78	\$768.57	\$1,738.43
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		\$761.05	\$329.95
TOTAL SUPPLIES		\$4,500.00	\$98.00		\$4,598.00	\$123.78	\$1,529.62	\$3,068.38
1000-2510-31-10	Legal Services	\$27,600.00			\$27,600.00	\$600.00	\$10,585.68	\$17,014.32
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	\$894.40	\$994.11	\$7,005.89
1000-2510-33-10	Published Legals	\$750.00			\$750.00	\$63.27	\$229.82	\$520.18
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	\$195.00	\$1,158.00	\$4,142.00
TOTAL OTHER SERVICES & CHARGE:		\$43,650.00			\$43,650.00	\$1,752.67	\$12,967.61	\$30,682.39
TOTAL OPERATING EXPENSES		\$48,150.00	\$98.00		\$48,248.00	\$1,876.45	\$14,497.23	\$33,750.77
TOTAL BUDGET		\$962,567.00	\$98.00		\$962,665.00	\$56,603.30	\$511,482.45	\$451,182.55

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