

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Notice of Public Hearing

Date: August 4, 2021

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 07.07.2021 MINUTES.PDF](#)

II. NEW BUSINESS

A. PRIMARY APPROVAL EXTENSION REQUESTS

1. BILTZ COMMERCIAL SUBDIVISION (S-2740):

The developer, Fairfield Builders Supply Corporation, is requesting a tenth 2-year extension of the conditional primary approval originally

granted September 16, 1998. The site is located on the north side of the US 52 and SR 25 intersection, in Fairfield (Longlois Reserve) 23-4.

Vote Results 7-Yes and 0-No

Documents:

[BILTZ COMMERCIAL SUBDIVISION EXTENSION REQUEST.PDF](#)

B. FINAL DETAILED PLANS

1. RESOLUTION PD-21-03 DOMO DEVELOPMENT COMPANY, LLC (PRECEDENT FLATS PD) Z-2817:

Final Detailed Plans, consisting of Construction Plans and Final Plat for the Precedent Flats Planned Development. The approved preliminary plans, for the proposed single-lot, allow for the construction of a multi-family apartment complex consisting of a maximum of 240-units. The property is located near the northwest corner of the intersection of McCarty Lane and Veterans Memorial Parkway East, Lafayette, Fairfield 25 (NW) 23-4.

Vote Results 7-Yes and 0-No

Documents:

[PD 21-03 PRECEDENT FLATS PD.PDF](#)

III. PUBLIC HEARING

A. SUBDIVISIONS

1. S-5011 KLEMME-PEDIGO MINOR SUBDIVISION (MINOR-SKETCH):

Petitioner is seeking primary approval for a two-lot subdivision on 2.001 acres, located on the west side of CR 500 W, approximately 500' north of CR 500 S, in Wayne 17 (SE) 22-5.

Vote Results:

Conditional Primary Approval 7-Yes and 0-No

Documents:

[S-5011 KLEMME-PEDIGO MINOR SUBDIVISION.PDF](#)

2. RE-0085 BLUFFS OF BUCK CREEK RURAL ESTATE, PHASE I (RURAL ESTATE PRELIMINARY PLAT):

Petitioner is seeking primary approval for a 12-lot rural estate subdivision on 29.53 acres, located on the north side of CR 450 N just west of SR 25, in Washington 32 (NE) 24-3.

Vote Results:

Conditional Primary Approval 7-Yes and 0-No

Bonding 7-Yes and 0-No

Documents:

[RE-0085 BLUFFS OF BUCK CREEK RE.PDF](#)

IV. APPROVAL OF THE AUGUST APC PUBLIC HEARING AGENDA

Documents:

[2021-8 APC AGENDA.PDF](#)

V. APPROVAL OF THE AUGUST ABZA PUBLIC HEARING AGENDA

Documents:

[08-25-21 BZA AGENDA.PDF](#)

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

Documents:

[2021-08 LDOV.PDF](#)

VII. REVIEW AND APPROVAL OF THE JULY BUDGET REPORT

Documents:

[JULY BUDGET REPORT.PDF](#)

VIII. OTHER BUSINESS

IX. ADJOURNMENT