

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Notice of Public Hearing

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

[APC](#)

-

AGENDA

I. APPROVAL OF MINUTES

Documents:

[10.6 EXEC MEETING MINS.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

A. SUBDIVISIONS

- 1. S-5039 NORFLEET COMMERCIAL SUBDIVISION, PART 4, A REPLAT OF LOT 3 IN PART 3 (MINOR-SKETCH):**

Petitioner is seeking primary approval to replat one industrial lot into four lots on 6.533 acres, located on the north side of Brady Lane, between Concord Road and Sagamore Parkway, in Lafayette, Wea 3 (NE) 22-4.

Vote Results:

Conditional Primary Approval 5-Yes and 0-No

Documents:

[S-5039 NORFLEET COMMERCIAL.PDF](#)

IV. APPROVAL OF THE NOVEMBER APC PUBLIC HEARING AGENDA

Documents:

[2021-11 APC AGENDA.PDF](#)

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

Documents:

[2021-11 LDOV.PDF](#)

VI. REVIEW AND APPROVAL OF THE OCTOBER BUDGET REPORT

Documents:

[OCTOBER BUDGET REPORT.PDF](#)

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

DATE..... October 6, 2021
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

Jackson Bogan
Kathy Parker
Gary Schroeder
Tom Murtaugh
Larry Leverenz
Jerry Reynolds

MEMBERS ABSENT

Greg Jones

STAFF PRESENT

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

President Jackson Bogan 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 September 1, 2021 meeting. Larry Leverenz seconded and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

REQUEST TO AUTHORIZE A BELATED PRIMARY APPROVAL EXTENSION RAIN TREE MEDICAL PARK (S-4096):

The developer is requesting authorization to file a belated primary approval extension application. The original preliminary plat was approved April 15, 2009 and included 28 lots on 33.97 acres, located on the north side of Haggerty Lane, just northeast of the SR 38 intersection, in Fairfield 35 (SE) 23-4.

Gary Schroeder recused himself.

Tom Murtaugh moved to hear and authorize a belated primary approval extension request for **Raintree Medical Parks (S-4096)**. Larry Leverenz seconded.

APC staff David Hittle presented and noted the developer is requesting authorization to make a belated two-year primary approval extension. This involves RainTree Medical Park which is zoned MR for medical related. He noted we are not voting tonight on the extension request, itself; we are voting on whether-or-not to allow the extension to take place on October 20, 2021 at the APC meeting. He stated there are no changes or amendments to the subdivision ordinance from the original approval of this plat, so there is not a problem if this were to be extended. Mr. Hittle stated the APC had no objection to this request, and if there are any questions regarding the reasoning for this request, those questions should be addressed to the petitioner or the petitioner’s representative. Mr. Hittle noted it was originally approved in April of 2009,

and there was a final plat approved in 2018 for two lots, and a final plat approved in 2019 for four lots.

Jackson Bogan asked Mr. Hittle if he had any objection. Mr. Hittle responded, no objection.

Jackson Bogan asked if the petitioner or petitioner's representative wished to speak on this.

Clem Kuns, TBIRD Design, representative for the petitioner, stated he had no comments to add, in addition to, what staff has said. He stated it is ongoing and continues to sell-off lots, maybe not as fast as originally hoped, but it is. He apologized for missing the deadline back in April and stated this is to request an extension to an extension.

Jackson Bogan asked if the commission members had any questions. There were none. Mr. Bogan asked if anyone in the audience wished to speak on this petition. Mr. Bogan stated hearing none, we have a yellow ballot for RainTree Medical Park.

The ballots were collected.

David Hittle stated 5 paper ballots were cast all in favor of the request to request an extension on October 20, 2021.

FINAL DETAILED PLANS RESOLUTION PD-21-04 CONCORD PARTNERS SOUTH, LLC (SAGAMORE WINDS PD) Z-2787:

Final Detailed Plans, consisting of Construction Plans and Final Plat for the Sagamore Winds Planned Development. The approved preliminary plans allow for the construction of a multi-family apartment complex consisting of a maximum of 264-units. The property is located near the southwest corner of the intersection of Maple Point Drive and Sagamore Parkway in Lafayette, Wea 3 (NW) 22-4.

Gary Schroeder moved to hear and approve **RESOLUTION PD-21-04, Concord Partners South, LLC (Sagamore Winds PD)**. Larry Leverenz seconded.

APC staff Ryan O'Gara presented the staff report, aerials, and zoning map. Mr. O'Gara noted this is in the southeast side of Lafayette. This rezone is immediately west of US 52 and south of Maple Point Drive. He stated this property is a split-zone property. The actual parcel being platted with this PD will have flood plain zoning with it. He stated this is a unique situation with PD where you can have the FP zones and the PD zone all in one lot. The part that is out of the flood plain is where the project will be going. He noted there is also a PDRS zoned easement area that will accommodate their driveway and an assigned outlot for their monument sign on Maple Point Drive. He noted the site is all cleared. He stated there is plenty of space for the construction, so Maple Point Drive, likely, would not be affected during the construction phase. He noted it is approximately 17 acres, 264-unit apartment complex with related landscaping, parking areas, and amenity spaces. The Final Detailed Plans consist of the construction plans and the final plat. He noted everything is consistent with the City Counsels' approval. Mr. O'Gara stated bonding has been requested. He also noted the bonding has not been submitted yet, but they have 30 days from today to get that completed and to get the plans recorded. Once the plans are recorded and bonded, they can begin building.

APC staff Ryan O'Gara offered to answer any questions from his presentation. Otherwise, recommended approval of **RESOLUTION PD-21-04**.

Jackson Bogan called for the petitioner or the petitioner's representative.

Tyler Ochs, Ball Eggleston, approached to speak on behalf of Concord Partners South, through the developer who is essentially doing this, Brian Walker. He stated he agreed with what was presented. He offered to answer any questions and requested approval.

Jackson Bogan asked if the committee members had any questions. The committee had no questions. Mr. Bogan asked if anyone in the audience wished to speak on this. There was no response. He then called for a vote on a yellow ballot.

Ryan O’Gara collected the ballots and noted 6 votes for approval.

Jackson Bogan called **RESOLUTION PD-21-05**.

FINAL DETAILED PLANS RESOLUTION PD-21-05, PURDUE RESEARCH FOUNDATION (PROVENANCE PD) Z-2766:

Final Detailed Plans, consisting of the Final Plat for phase 2, part 3 of the Provenance Planned Development. The approved preliminary plans allow for a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of commercial retail. The property is located on the southwest corner of the intersection of State Street and Airport Road, in West Lafayette, Wabash 24 (S 1/2) 23-5.

Gary Schroeder moved to hear and approve **RESOLUTION PD-21-05, PURDUE RESEARCH FOUNDATION (PROVENANCE PD)**. Larry Leverenz seconded.

APC staff Ryan O’Gara presented the staff report, aerials, and zoning map, and noting this is the Provenance Plan Development. He stated this is a multi-phase project that will take a few years to finish. The construction plans that were approved, recorded, and bonded contained phase 1 and phase 2. This is the last segment of phase 2. He stated it is a small area along Airport Road. There will be two apartment buildings and a new public street that has perpendicular parking right off of it. He stated they will be formally dedicating the entrance off of Harrison extended. This is the last small section that will contain two mid-rise apartment buildings. He noted the buildings will be in similar scale to what is already there to the north of them, and the associated parking lot behind them off of the new public street Village Way Lane. The project was approved for 550 residential units. We have been keeping track of the units and will be getting 48 additional units out of this small segment. He stated they will keep tracking the number of units until we get to the end. He noted the construction plans have already been approved and recorded, and a lot of the infrastructure has already been built. Mr. O’Gara stated bonding is still being requested, because there are some items that still need to be installed including the landscaping.

Final Detailed Plans consist of the final plat for phase 2, part 3 of the final part. He stated it meets all the conditions at this stage of the development. Mr. O’Gara noted again that bonding has been requested, and they have 30 days from today to get the bonding completed. Once bonding is completed, it can then be recorded. Once bonded and recorded, they can begin building.

APC staff Ryan O’Gara offered to answer any questions from his presentation. Otherwise, recommended approval of **RESOLUTION PD-21-05**.

Jackson Bogan called the petitioner or the petitioner’s representative.

Brad Davenport, Old Town Construction, stated they will be closing-out phase 1 in the next couple of weeks, and then we will be getting ready to start the next phase if approved.

Jackson Bogan asked for any questions from the commission or the committee members. There was no response. He asked if anyone in the audience wished to speak on this petition. There was no response. Mr. Bogan called for a vote on the yellow ballot for **RESOLUTION PD-21-05**.

Ryan O’Gara collected the ballots and noted 6 votes for approval of **PD RESOLUTION 21-05**.

III. PUBLIC HEARING

Jackson Bogan 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 recommendation on the applications to be heard this evening and responses from the checkpoint agencies. Larry Leverenz seconded, and the motion carried by voice vote.

Jackson Bogan stated **S-5028 QT 7260 ADDITION, REPLAT OF LOTS 1-4 IN GATEWAY PARK COMMERCIAL** has been continued. Mr. Bogan then moved-on to **S-5030 BLUFFS OF BUCK CREEK 2**.

1. SUBDIVISIONS

S-5030 BLUFFS OF BUCK CREEK 2 (minor-sketch):

Petitioner is seeking primary approval for 4 lots on 8.062 acres, located on the north side of CR 450 N just west of SR 25, in Washington 32 (NE) 24-3.

Gary Schroeder moved to hear and vote on **S-5030 Bluffs of Buck Creek 2 (minor-sketch)**. Larry Leverenz seconded.

APC staff Kathy Lind presented the zoning map, plat, and aerial photos, and noted that the petitioner is seeking approval for 4 lots on 8.062 acres, located on the north side of CR 450 N just west of SR 25, in Washington 32 (NE) 24-3. She noted the property is zoned agricultural. There is GB zoning adjacent to the east and RE rural estate adjacent to the west. She stated there are four lots and three of the lots are flagged lots with 20 ft. tails connecting them to CR 450 N, although, they will not be using that as access there will be a no vehicular access statement plated along the frontage. All the lots will be getting their access from the private drive that is part of the rural estate development to the west. She also believes the petitioner plans to do another rural estate north of where the road currently ends, but that has not been filed yet. She stated there are seven conditions, and all conditions are standard. She stated staff is recommending conditional primary approval.

Tom Murtaugh asked if the flagged lots were flagged lots because the road is intended to be private. Kathy Lind responded they are flagged lots because minor subdivision lots must have frontage on a county road.

APC staff Kathy Lind asked for any other questions. Jackson Bogan responded not at this time.

Jackson Bogan called the petitioner or the petitioner's representative.

Bob Gross, RW Gross and Associates, 420 Columbia Street, represented the petitioner. He stated the staff report is thorough, and he agrees with the conditions. He also stated the petitioner is present if anyone had any questions.

Jackson Bogan asked if there were any questions from the committee members. There was no response. He asked if anyone from the audience wished to speak on this. There was no response. Jackson Bogan called for a vote.

Ryan O'Gara collected the ballots and noted all 6 ballots voted for a conditional approval of **S-5030**.

IV. APPROVAL OF THE OCTOBER 2021 APC PUBLIC HEARING AGENDA

Gary Schroeder moved that the following subdivision petitions be placed on the October 20, 2021 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-5036 Arbor Chase by the Lakes, Section 6 Phase 1 (major-preliminary); and
S-5037 Park 350 Industrial Park (minor-sketch)**

Larry Leverenz seconded, and the motion was carried by unanimous voice vote.

Gary Schroeder moved that the following rezoning petition be placed on the October 20, 2021 Area Plan Commission public hearing agenda:

Z-2841 Brownstone Development, LLC (Brownstone Condominiums PDCB to PDCC)

Larry Leverenz seconded, and the motion was carried by unanimous voice vote.

V. APPROVAL OF THE OCTOBER ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the October 27, 2021 Area Board of Zoning Appeals Public Hearing Agenda:

**BZA-2063 Resons, LLC;
BZA-2064 Mark Your Space, Michael Sobel;
BZA-2065 Board of Commissioners of Tippecanoe County; and
BZA-2066 Board of Commissioners of Tippecanoe County.**

Larry Leverenz seconded, and the motion was carried by unanimous voice vote.

Gary Schroeder moved regarding the special exception BZA-2066 Board of Commissioners of Tippecanoe County, that this case will not adversely affect the comprehensive plan.

Larry Leverenz seconded, and the motion was carried by unanimous voice vote.

VI. DETERMINATION OF VARIANCE – LAFAYETTE DIVISION OF THE ABZA

Gary Schroeder moved that the following request for variance from the Unified Zoning Ordinance is not a request for use variance, prohibited from consideration by ordinance and statute:

CASE #2021-27 Michael Kitchel

Larry Leverenz seconded, and the motion was carried by unanimous voice vote.

VII. REVIEW AND APPROVAL OF SEPTEMBER 2021 BUDGET REPORT

Gary Schroeder moved to hear and approve the September 2021 Budget Report as submitted.
Larry Leverenz seconded.

Jackson Bogan asked, APC staff, David Hittle if he had anything to add. Mr. Hittle responded with he had nothing to add. Jackson Bogan asked if there were any questions. There was no response.

Jackson Bogan asked all in favor, and the motion carried by unanimous voice vote.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Gary Schroeder moved to adjourn, and voice vote unanimously approved.

Meeting adjourned at 4:54 PM

Respectfully Submitted,

Jennifer A. Ewen
Recording Secretary

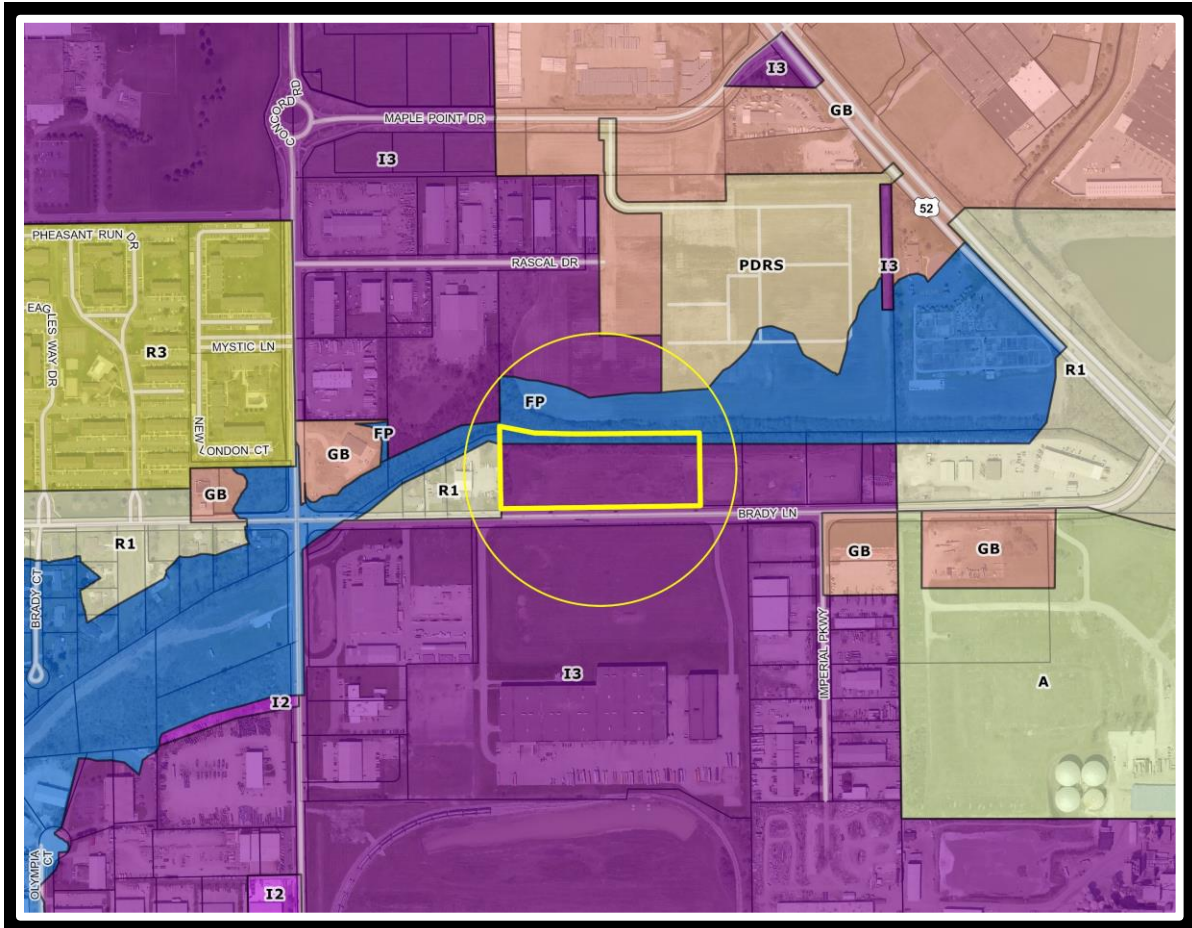
Reviewed By,

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

David Hittle

S-5039
NORFLEET COMMERCIAL SUBDIVISION, PART 4,
A REPLAT OF LOT 3 IN PART 3
(minor-sketch)

STAFF REPORT
October 28, 2021



NORFLEET COMMERCIAL SUBDIVISION, PART FOUR (Sketch Plan)

A REPLAT OF LOT 3 IN NORFLEET COMMERCIAL SUBDIVISION, PART THREE

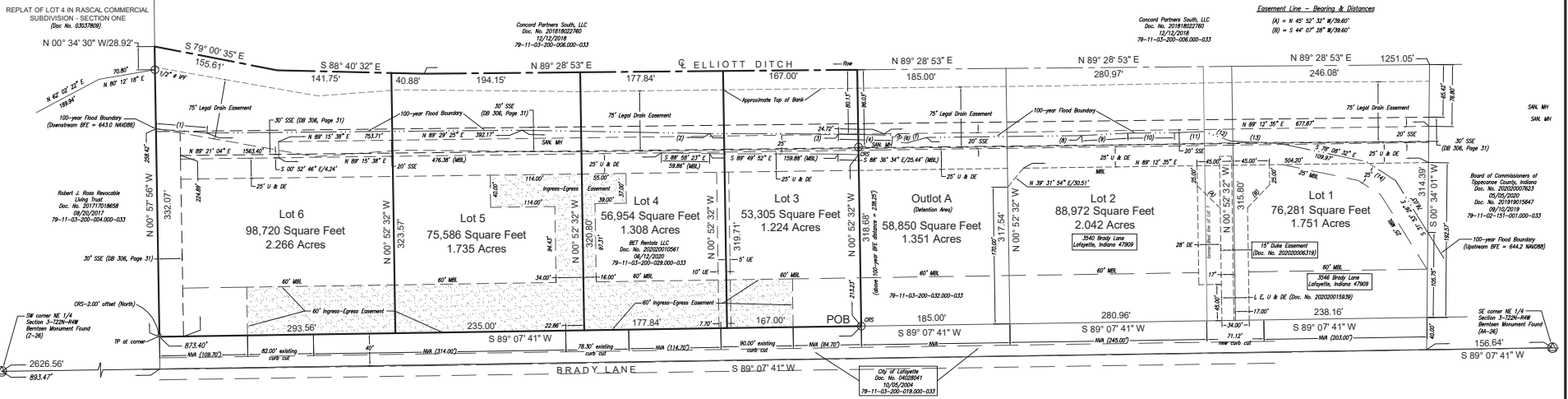


Bearings are based on WGS84.



SCALE: 1" = 60'

LINE BEARING AND DISTANCES TABLE - 100-YEAR FLOOD BOUNDARY					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
(1)	S 89° 23' 42" E	63.61'	(9)	N 89° 18' 41" E	193.08'
(2)	S 89° 58' 23" E	233.82'	(10)	N 89° 53' 29" E	57.31'
(3)	S 89° 49' 52" E	159.96'	(11)	N 89° 25' 28" E	34.58'
(4)	S 89° 36' 34" E	82.20'	(12)	N 87° 21' 45" E	35.91'
(5)	S 43° 24' 52" E	11.90'	(13)	S 70° 43' 43" E	36.05'
(6)	S 89° 38' 54" E	10.11'	(14)	S 87° 11' 25" E	61.01'
(7)	N 47° 29' 05" E	25.32'	(15)	S 57° 21' 51" E	43.52'



FLOOD PLAIN CERTIFICATION

DESCRIPTION OF AREA ABOVE THE 100-YEAR FLOOD BOUNDARY (4.970 ACRES):

A part of Lot Numbered Three (3) in Norfleet Commercial Subdivision, Part Three, an Addition to the Northeast Quarter of Section 3, Township 22 North, Range 4 West, Who Township, Tippecoee County, Indiana, as per the Plat thereof dated October 01, 2020, and recorded as Document Number 202020021494 on October 16, 2020, in the Office of the Recorder of Tippecoee County, Indiana, described as follows: Beginning at the Southeast corner of said Lot 3, thence South 89° 07' 41" West (Bearings are based on WGS84) 873.40 feet; thence North 00° 57' 55" West 298.42 feet; thence South 89° 23' 42" East 63.61 feet; thence North 89° 29' 25" East 392.17 feet; thence South 89° 58' 23" East 233.82 feet; thence South 89° 49' 52" East 159.96 feet; thence South 89° 36' 34" East 82.20 feet; thence South 00° 53' 32" East 238.25 feet to the Point of Beginning and containing 4.970 Acres.

SURVEYOR'S CERTIFICATION

I, Todd Ashley Starr, a Professional Surveyor in the State of Indiana, do hereby certify that the above described real estate area is at or above the regulatory flood elevation (100-year frequency) of 644.2 Feet (NAVD88) at the upstream limit, to 643.0 Feet at the downstream limit of the tract, as shown on the FIS Profile for Elliott Ditch, FEMA Firm Map 181570216SE (Effective Date: August 15, 2017), Cross-Sections X, Y & Z for Elliott Ditch.

CERTIFIED BY: *Todd Ashley Starr*
Todd Ashley Starr Professional Surveyor LS20300028



DESCRIPTION OF NORFLEET COMMERCIAL SUBDIVISION, PART FOUR (6.531 ACRES):

Lot Numbered Three (3) in Norfleet Commercial Subdivision, Part Three, an Addition to the Northeast Quarter of Section 3, Township 22 North, Range 4 West, Who Township, Tippecoee County, Indiana, as per the Plat thereof dated October 01, 2020, and recorded as Document Number 202020021494 on October 16, 2020, in the Office of the Recorder of Tippecoee County, Indiana.



VICINITY MAP

Not to Scale

LEGEND

- L, E, U & DE = Ingress, Egress, Utility & Drainage Easement
- U & DE = Utility & Drainage Easement
- MRL = Minimum Building Line
- NAR = No Vehicular Access
- SSE = Sanitary Sewer Easement
- SPF = San Pipe Flood
- DE = Drainage Easement
- UE = Utility Easement

Title Holder: BET Rentals LLC Tax Key: 79-11-03-200-031.000-033

NORFLEET COMMERCIAL SUBDIVISION PART FOUR - SKETCH PLAN		SHEET 1 OF 1
Drawn By: TAS/MCH Proj. No.: 20210172	 STARR ASSOCIATES LAND SURVEYORS & ENGINEERS	215 ALABAMA STREET LAFAYETTE, INDIANA 47901 (765) 471-8813 WWW.STARRSURVEYING.COM
This instrument was prepared by Todd Ashley Starr I affirm, under penalties for perjury, that I have taken reasonable care to report each State Security number in this document, unless required by law. Todd Ashley Starr		

S-5039
NORFLEET COMMERCIAL SUBDIVISION, PART 4
Minor-Sketch Plan

Staff Report
October 28, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner, BET Rentals, LLC by Todd Boyd, Managing Member, represented by Todd Starr of Starr Associates, is seeking primary approval to replat Lot 3 in Norfleet Commercial subdivision, part 3, into four lots on 6.533 acres. This industrial lot is located on the north side of Brady Lane, between Concord Road and Sagamore Parkway, in Lafayette, Wea 3 (NE) 22-4.

AREA ZONING PATTERNS:

The site is zoned I3, Industrial with a sliver of Flood Plain zoning along the north property line which parallels the Elliott Ditch. Land beyond the ditch to the north is zoned I3 and to the northeast, land is zoned PDRS. The properties to the east and south across Brady Lane are zoned I3; the industrial lot adjacent to the west is an anomalous R1, Single-Family Residential zone.

AREA LAND USE PATTERNS:

The site is currently unimproved. The area surrounding the site is a mix of mostly industrial uses.

TRAFFIC AND TRANSPORTATION:

Brady Lane is classified as an urban primary arterial by the adopted *Thoroughfare Plan*. The right-of-way was dedicated when this land was platted as Lot 3 of Part 3, so no further dedication of right-of-way is necessary. A “no vehicular access” statement has been shown along the frontage except at existing curb cuts.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water serve the site. Drainage has been discussed with the city engineer’s office. More drainage review will be done during the building permit stage of development.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot widths and lot areas meet ordinance standards for the I3 zone. The only property line that would require a bufferyard is the west lot line where a nonconforming industrial use is zoned R1. Whether a bufferyard variance will be necessary here is a decision for the Lafayette City Engineer’s Office. But staff sees no reason to require showing a 30’ type C bufferyard on the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the Brady Lane right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE.....NOVEMBER 17, 2021
TIME..... 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE)
A G E N D A

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS
- IV. PUBLIC HEARING
 - A. SUBDIVISIONS
 - 1. **S-5041 THREE MEADOWS SUBDIVISION, SECTION 2 (major-preliminary):**
Petitioner is seeking preliminary subdivision approval of 67 single-family lots plus five outlots on 40.616 acres, on property located on the south side of Lindberg Road, between Klondike and US 52 in Wabash 14 (NW) 23-5.
 - 2. **S-5042 SAGAMORE COMMONS SUBDIVISION, REVISION #2 (major-preliminary):**
Petitioner is seeking preliminary approval of ten commercial lots on 17.37 acres, located on Sachem Blvd between Sagamore Parkway and Sachem Court South, in West Lafayette, Wabash 1 (S1/2) 23-5.
 - B. REZONING ACTIVITIES
 - 1. **Z-2843 BOARD OF COMMISSIONERS OF TIPPECANOE COUNTY (R1B to GB):**
Petitioner is requesting rezoning of the long-time nonconforming Tippecanoe County Fairgrounds and the former YMCA property adjacent to the north, containing 37.8 acres (Flood Plain zoning has been excepted out) specifically, 1406 Teal Road and 1950 S. 18th Street, Lafayette, Fairfield 33 (NW) 23-4. With Commitment.

2. **Z-2844 INTERNATIONAL CHURCH OF THE FOURSQUARE
GOSPEL (PDRS to NB):**

Petitioner is requesting rezoning from PDRS (for land that is part of the Ravenswood at Hickory Ridge PD) to NB for property located at the northwest corner of Mondavi Blvd and Concord Road, specifically, 2502 Mondavi Blvd, Wea 15 (SW) 22-4.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE DECEMBER EXECUTIVE COMMITTEE AGENDA
- VII. APPROVAL OF THE NOVEMBER/DECEMBER AREA BOARD OF ZONING APPEALS AGENDA
- VIII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals
- IX. DIRECTOR'S REPORT
- X. CITIZENS' COMMENTS AND GRIEVANCES
- XI. ADJOURNMENT

Determination of Variance
Lafayette Board of Zoning Appeals
Meeting Date: November 15, 2021

October 28, 2021

1. CASE #2021-28 Synthetic Methods Inc.

Petitioner is requesting a variance to allow a minimum lot width of 50 feet instead of the required 60 feet in order to build a new duplex in an R3 zone. The property is located at 1402 S. 3rd Street, Lafayette, Fairfield 29 (SE) 23-4 (Lot 27 in Ball and Williams Second Addition). (UZO 2-8-5)

RECOMMENDATION:

Staff advises that the above request does not constitute a use variance.

MONTHLY BUDGET REPORT
September 30, 2021 - October 27, 2021

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	\$878,703.00			\$878,703.00	\$56,046.47	\$676,838.11	\$201,864.89
1000-2510-11-30	Part Time Personnel	\$5,000.00			\$5,000.00		\$1,845.00	\$3,155.00
TOTAL PERSONAL SERVICES		\$883,703.00			\$883,703.00	\$56,046.47	\$678,683.11	\$205,019.89
1000-2510-21-10	Office Supplies -Gen.	\$4,000.00	\$35.00	\$-1,000.00	\$3,035.00		\$690.14	\$2,344.86
1000-2510-21-30	Printing & Signs for Purch	\$2,000.00			\$2,000.00			\$2,000.00
1000-2510-21-40	Minor Equipment	\$1,000.00		\$1,000.00	\$2,000.00	\$321.55	\$1,196.41	\$803.59
TOTAL SUPPLIES		\$7,000.00	\$35.00		\$7,035.00	\$321.55	\$1,886.55	\$5,148.45
1000-2510-31-10	Legal Services	\$27,600.00			\$27,600.00	\$2,724.00	\$26,680.35	\$919.65
1000-2510-31-70	Translator			\$300.00	\$300.00		\$300.00	
1000-2510-31-90	Other Professional Services	\$500.00	\$9,773.00	\$521.00	\$10,794.00	\$300.00	\$10,093.50	\$700.50
1000-2510-32-10	Travel Costs & Mileage	\$8,000.00	\$14.00	\$-821.00	\$7,193.00		\$1,301.26	\$5,891.74
1000-2510-33-10	Published Legals	\$750.00			\$750.00	\$22.26	\$595.78	\$154.22
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	\$332.00		\$5,632.00	\$405.94	\$3,065.22	\$2,566.78
TOTAL OTHER SERVICES & CHARGE:		\$43,650.00	\$10,119.00		\$53,769.00	\$3,452.20	\$42,036.11	\$11,732.89
TOTAL OPERATING EXPENSES		\$50,650.00	\$10,154.00		\$60,804.00	\$3,773.75	\$43,922.66	\$16,881.34
TOTAL BUDGET		\$934,353.00	\$10,154.00		\$944,507.00	\$59,820.22	\$722,605.77	\$221,901.23
Social Security	\$67,604.00							
PERF Retirement	\$98,930.00							
Furnished by County								
TOTAL BUDGET	\$1,100,887.00							