

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: November 18, 2020

Time: 6:00pm

Place: County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, Indiana 47901

AGENDA

I. PLEASE NOTE:

Due to the public health emergency, this will be a virtual meeting. Public comment on agenda items may be submitted prior to noon on the meeting day at apc@tippecanoe.in.gov. Comments must include name and address to be heard. 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/UCJleeA9ZQo9EIIgDZTdjurQ> (you must be a subscriber to comment.) Links can also be found on the APC website at: www.tippecanoe.in.gov/apc.

II. BRIEFING SESSION

III. APPROVAL OF MINUTES

Documents:

[APC MINUTES 10.21.2020.PDF](#)

IV. NEW BUSINESS

A. RESOLUTION 2020-08 AMENDMENT TO THE MCCARTY ECONOMIC DEVELOPMENT AREA, A PART OF THE MCCARTY LANE-SOUTHEAST INDUSTRIAL EXPANSION DEVELOPMENT AREA:

*A resolution determining that an amendment to the *McCarty Economic Development Plan* conforms to the *Comprehensive Plan for Tippecanoe County*, specifically adding the proposed Lafayette Police Station with parking garage to be built on the south side of Columbia*

Street Between 6th and 7th Streets.

Vote Results 15-Yes and 0-No

Documents:

[RESOLUTION 2020-08 MCCARTY ECON DEV AMENDMENT.PDF](#)

V. PUBLIC HEARING

A. SUBDIVISIONS

1. S-4950 BRIDGE CREEK RIDGE SUBDIVISION (MINOR-SKETCH):

Petitioner is seeking primary approval for 4 lots on 14.02 acres, located between Old SR 25 and CR 800 N, approximately 1/4 mile east of the intersection of these two roads, in Washington 11 (SW) 24-3. Continued from the November Executive Committee meeting because soil work had not been completed.

Vote Results:

Conditional Primary Approval 16-Yes and 0-No

Documents:

[S-4950 BRIDGE CREEK RIDGE SUBDIVISION.PDF](#)

2. S-4957 DISCOVERY PARK DISTRICT SUBDIVISION, PHASE 2 (MAJOR-PRELIMINARY):

Petitioner is seeking primary approval for a four-block non-residential subdivision (plus one outlot) on 18.58 acres, located on the south side of District Boulevard between Airport Road and MacArthur Drive, in West Lafayette, Wabash 24 (SE) 23-5.

Vote Results:

Variance 16-Yes and 0-No

Bonding 16-Yes and 0-No

Conditional Primary Approval 16-Yes and 0-No

Documents:

[S-4957 DISCOVERY PARK DISTRICT SUB.PDF](#)

B. REZONING ACTIVITIES

1. Z-2807 JETBOY, LLC (GB TO I3):

Petitioner is requesting rezoning of 7.883 acres located on the north side of Elston Road between US 231 and Old Romney Road, specifically 600 Elston Road in Lafayette, Fairfield 31 (SW) 23-4. With Commitment. Continued from the October APC agenda to file a commitment. First continuance.

Vote Results:

Commitment 14-Yes and 2-No

Rezone 14-Yes and 2-No

Documents:

[Z-2807 JETBOY WITH COMMITMENT.PDF](#)

2. **Z-2808 STEVEN MCINTYRE (NB TO R1):**

Petitioner is requesting rezoning of a property on the east side of CR 700 E (Yorktown Street) just south of the unincorporated town of Stockwell, specifically 9409 S 700 E, Lauramie 9 (SW) 21-3.

Continued from the October APC agenda because a legal ad was not published in time.

Vote Results 16-Yes and 0-No

Documents:

[Z-2808 STEVEN MCINTYRE.PDF](#)

3. **Z-2810 THAYER'S ENTERPRISE, INC. (R1U TO GB):**

Petitioner is requesting rezoning of four lots located on both sides of Colfax Street, near the stub end of the street, west of N. 18th Street, specifically, 1709, 1717 and 1720 Colfax Street, Lafayette, Fairfield, Longlois Reserve (W1/2) 23-4.

Vote Results 16-Yes and 0-No

Documents:

[Z-2810 THAYERS ENTERPRISE, INC..PDF](#)

4. **Z-2811 ANTIQUE CANDLE WORKS, INC. (GB TO I2):**

Petitioner is requesting rezoning of 1701 Schuyler Avenue (the former Star Lanes bowling alley) in Lafayette, Fairfield, Longlois Reserve (W1/2) 23-4.

Vote Results 16-Yes and 0-No

Documents:

[Z-2811 ANTIQUE CANDLE WORKS.PDF](#)

5. **Z-2812 MADCO OF LAFAYETTE 1, INC. (R1B TO NB):**

Petitioner is requesting rezoning of one lot at the northwest corner of Underwood Street and Ulen Lane (Elmwood Avenue south of the intersection), specifically 3014 Underwood Street, Lafayette, Fairfield, Longlois Reserve (E1/2) 23-4.

Vote Results 16-Yes and 0-No

Documents:

[Z-2812 MADCO OF LAFAYETTE 1.PDF](#)

VI. ADMINISTRATIVE MATTERS

VII. APPROVAL OF THE DECEMBER EXECUTIVE COMMITTEE AGENDA

Documents:

[12022020 EXEC AGENDA.PDF](#)

VIII. APPROVAL OF THE DECEMBER ABZA AGENDA

Documents:

[12022020 ABZA AGENDA.PDF](#)

IX. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2020-12 CDOV .PDF](#)

X. DIRECTOR'S REPORT

XI. CITIZENS' COMMENTS AND GRIEVANCES

XII. ADJOURNMENT