

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Notice of Public Hearing

Date: December 1, 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:

[11.03 EXEC MINS.PDF](#)

II. NEW BUSINESS

A. FINAL DETAILED PLANS

- 1. RESOLUTION PD-21-07 HERON BAY DEVELOPMENT, LLC (STONEHENGE PHASE 4 PD) Z-2786:**

Final Detailed Plans, consisting of Construction Plans only for the Stonehenge Phase 4 Planned Development. The approved

preliminary plans allow for the construction of a single-family detached residential development totaling 107 lots and 6 outlots on private streets. The property is located southeast of the intersection of Amesbury and Monument Drives in Wabash 34 (NW) 24-5.

Documents:

[RES PD 21-07 STONEHENGE PHASE 4.PDF](#)

III. PUBLIC HEARING

IV. APPROVAL OF THE DECEMBER APC PUBLIC HEARING AGENDA

Documents:

[2021-12 APC AGENDA.PDF](#)

V. REVIEW AND APPROVAL OF THE NOVEMBER BUDGET REPORT

Documents:

[NOVEMBER BUDGET REPORT.PDF](#)

VI. OTHER BUSINESS

VII. ADJOURNMENT

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

DATE..... November 3, 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

Larry Leverenz
Kathy Parker
Gary Schroeder
Tom Murtaugh
Jerry Reynolds

MEMBERS ABSENT

Jackson Bogan
Greg Jones

STAFF PRESENT

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

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 October 6, 2021 meeting. Tom Murtaugh seconded and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

None.

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. Tom Murtaugh seconded, and the motion carried by unanimous voice vote.

1. SUBDIVISIONS

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.

Gary Schroeder moved to hear and vote on **S-5039 NORFLEET COMMERCIAL SUBDIVISION, PART 4, A REPLAT OF LOT 3 IN PART 3 (minor-sketch).**

Tom Murtaugh seconded.

APC staff Kathy Lind presented the zoning map, plat, and aerial photos, and noted the petitioner's property is located on the north side of Brady Lane. Just to the east is US 52, and just to the west is Concord Road. The property is zoned I3, industrial, except for a sliver of land that is along the Elliot Ditch and that is zoned FP. This is a replat of an existing lot. Lot 3 has already been platted, so the right-of-way has already been dedicated, and the floodplains have already been certified. All they are doing, at this point, is creating four new lots out of Lot 3.

Tom Murtaugh asked if there would be only one drive.

Kathy Lind stated there was a no vehicular access along the entire frontage, but there are little breaks where the curb cuts are in existence, and there is a cross access easement.

Tom Murtaugh asked will each lot have its own drive or a common drive behind it.

Kathy Lind indicated these two lots will have a common drive. This lot will have its own, and this lot will have its own drive.

Tom Murtaugh responded okay.

Kathy Lind indicated that staff is recommending conditional primary approval subject to the five standard conditions below:

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.

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

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

Todd Starr, Starr Associates, 215 Alabama Street, Lafayette, IN 47901, representative for petitioner, stated Kathy is correct; there are three different curve openings, and the city approved that we are using the same three curb cuts that were done before because right beside them there are hydrants, so we are going to maintain those. We have already done some designing on Lot 3 and Lot 4, so once we get this done, we already have approval on both lots for drainage. We are splitting the last two lots just because our client

wants to roughly make a 1.7 and 2.2 acre. The shared access is, basically, to make the fire department happy for access, so when they enter, they can loop around and exit one of the other properties. You can see between Lot 4 and Lot 5 there is a funky T-shaped piece and that is because they can't quite get 150 feet around one of the buildings, so there's a turnaround in the back for deliveries or fire trucks. Mr. Starr offered to answer any questions.

Gary Schroeder stated I see you have an Outlot A that is pretty-large. Is that something in the future that might be developed.

Todd Starr responded no, we did a master drainage design and Outlot A we designed a pond for the full build out of all lots, so there is a pond there that we have allowed access. There is a drainage easement in the back, so even when we develop 5 and 6 for the client, they will put a swale in to take the stormwater to Outlot A.

Gary Schroeder stated okay, that will be the retention detention.

Todd Starr responded yes, a retention pond. He stated it is full; it is in, and it is working currently.

Gary Schroeder stated very good, thank you.

Larry Leverenz asked for any other questions or comments. 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-5039**.

Yes-Votes

Larry Leverenz
Tom Murtaugh
Gary Schroeder
Kathy Parker
Jerry Reynolds

No-Votes

IV. APPROVAL OF THE NOVEMBER 2021 APC PUBLIC HEARING AGENDA

Gary Schroeder moved that the following subdivision petitions be placed on the November 17, 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-5041 Three Meadows Subdivision, Section 2 (major-preliminary); and
S-5042 Sagamore Commons Subdivision, Revision #2 (major-preliminary)**

Tom Murtaugh seconded.

Larry Leverenz asked for any comments. There were none. Larry Leverenz asked all in favor, and the motion was carried by unanimous voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the November 17, 2021 Area Plan Commission public hearing agenda:

**Z-2843 Board of Commissioners of Tippecanoe County (R1B to GB); and
Z-2844 International Church of the Foursquare Gospel (PDRS to NB)**

Tom Murtaugh stated before I second that, is it appropriate for me to second this.

Eric Burns responded absolutely.

Tom Murtaugh seconded.

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

V. 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 #2021-28 Synthetic Methods Inc.

Tom Murtaugh seconded.

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

VI. REVIEW AND APPROVAL OF OCTOBER 2021 BUDGET REPORT

Gary Schroeder moved to hear and approve the October 2021 Budget Report as submitted.

Tom Murtaugh seconded.

Larry Leverenz asked APC staff, David Hittle if he had anything to add.

David Hittle stated the budget report is on the last page of the packet, and I do not have anything to add. Mr. Hittle offered to answer any questions.

Larry Leverenz asked for any questions. There were none.

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

VII. OTHER BUSINESS

None.

VIII. ADJOURNMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:41 PM.

Respectfully Submitted,

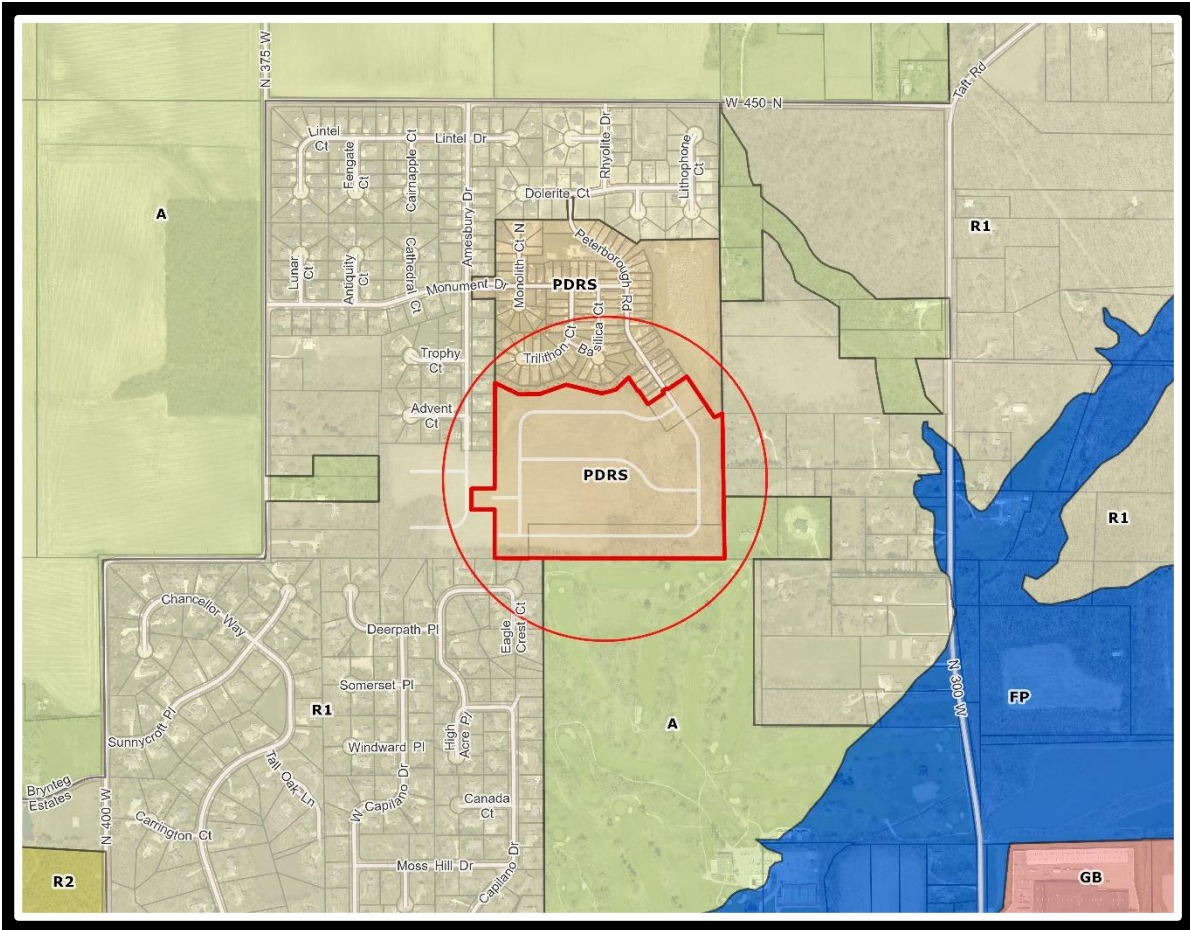
Jennifer A. Ewen
Recording Secretary

Reviewed By,

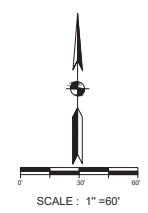
David Hittle
Executive Director

**RESOLUTION PD-21-07
HERON BAY DEVELOPMENT, LLC
(Stonehenge Phase 4 PD)
(Z-2786)**

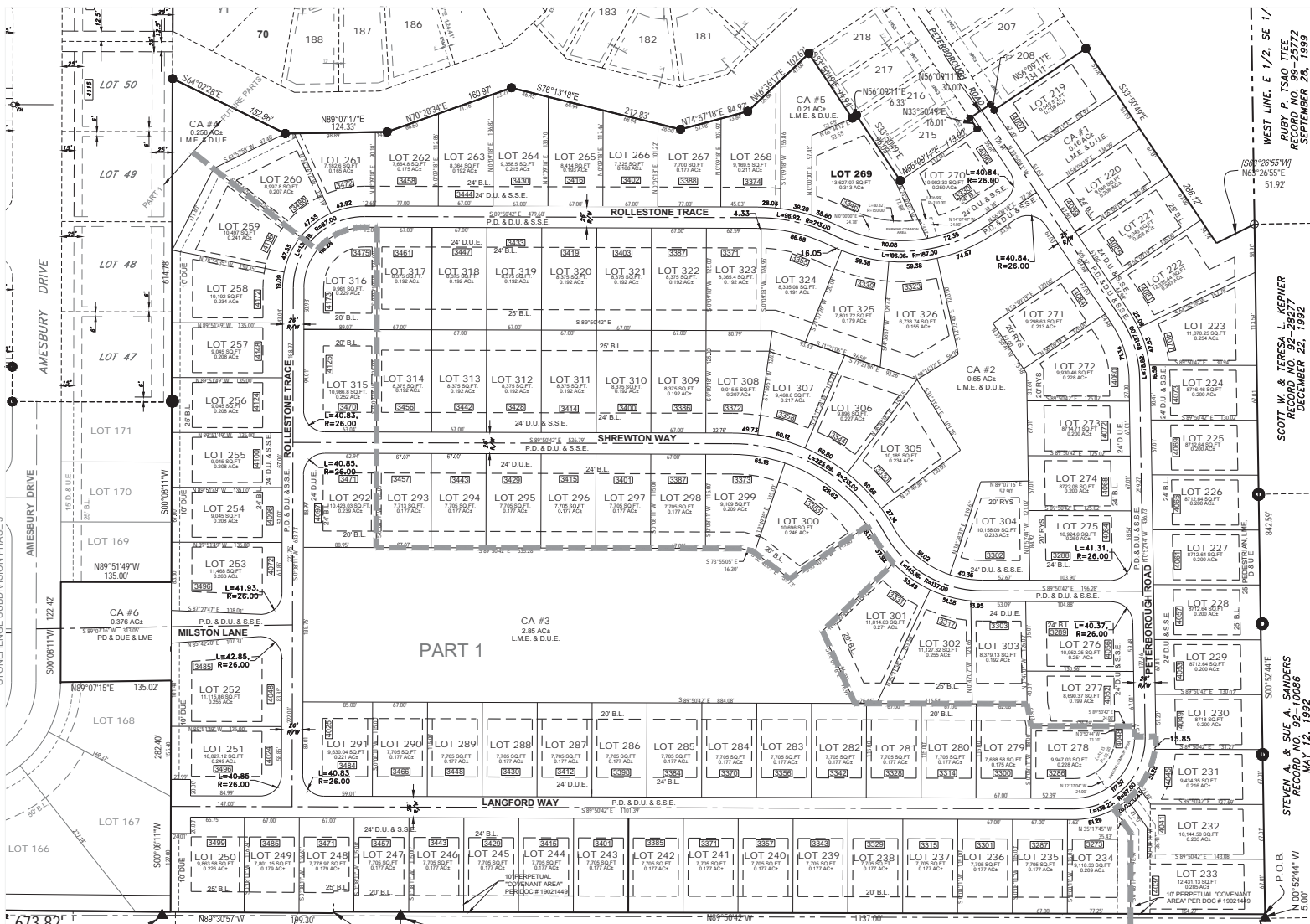
**STAFF REPORT
November 24, 2021**



GEOMETRIC PLAN STONEHENGE PLANNED UNIT DEVELOPMENT PHASE 4



LEGEND	
—	B.L. = BUILDING SETBACK LINE
---	DUE = DRAINAGE & UTILITY EASEMENT
---	SSE = SANITARY SEWER EASEMENT
---	LME = LANDSCAPE MAINTENANCE EASEMENT
●	3/4" REBAR WITH PUNCHED ALUMINUM CAP STAMPED "VESTER & ASSOC., INC. LS FIRM 0004" SET AT GRADE, UNLESS OTHERWISE NOTED.
⊙	"X" CUT SET
○	VESTER CAPPED REBAR FOUND
○	IRON PIPE FOUND
○	REBAR FOUND
○	LOT ADDRESS
---	PHASE 1 LIMIT LINE (FUTURE ADDITIONAL PHASES TO BE DETERMINED AT A LATER DATE)



WEST LINE, E 1/2, SE 1/
RUBY P. 15A0 TEE
RECORD NO. 98-35772
SEPTEMBER 28, 1999

SCOTT W. & TERESA L. KEPNER
RECORD NO. 92-1992
DECEMBER 22, 1992

STEVEN A. & SUE A. SANDERS
RECORD NO. 92-10086
MAY 12, 1992

ROBSON GREGORY A. & MARY C.
RECORD NO. 05029442
MAY 10, 2005

LAME JAMES J. & BRIGIDA J.
RECORD NO. 05029446
OCTOBER 2, 2005

STEPHEN R. & CARYL GULLENBUSH
RECORD NO. 05029444
NOVEMBER 1, 2001

STERLING 27 LLC
DOCUMENT 13028190
DECEMBER 27, 2013

- SE CORNER, W 1/2,
SE 1/4, SECTION 34-24-5
- NOTES:
1. SETBACKS ARE 24' FROM THE FRONT AND 20' REAR LOT LINES, AND 6' FROM THE SIDE YARD LOT LINES, UNLESS OTHERWISE NOTED.
 2. ALL DRAINAGE, C.A.T.V., AND UTILITY EASEMENTS ARE 24' OFF THE PROPOSED STREETS, UNLESS OTHERWISE NOTED.
 3. WHERE AN EASEMENT BOUNDARY IS THE ONLY LINE ADJACENT TO A LOT LINE, THAT EASEMENT BOUNDARY IS ALSO THE BUILDING SETBACK LINE.
 4. UTILITY AND DRAINAGE EASEMENTS ALONG THE REAR YARDS ARE 10 FEET UNLESS SHOWN OTHERWISE.
 5. THE PROPOSED PRIVATE STREETS SHALL HAVE A TYPICAL WIDTH OF 26 FEET FROM BACK-OF-CURB TO BACK-OF-CURB.
 6. NO DRIVEWAYS SHALL BE CONSTRUCTED WITHIN SIDE YARD SETBACKS.
 7. USE OF THIS DEVELOPMENT IS SINGLE FAMILY RESIDENTIAL.

SEE SHEET SA FOR EASEMENT DETAILS AND
PLAN CERTIFICATIONS

DATE	BY	REVISION
12/23/13	SA	FINAL PLAT
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS
12/23/13	SA	REVISIONS

PART OF THE W. 1/2, SE 1/4, SEC. 34
TOWNSHIP 15N, RANGE 15E, CORNER 10E,
WABASH TWP, TIPPECANOE COUNTY,
INDIANA

STONEHENGE DEVELOPMENT CORPORATION
301 COLUMBIA ST., STE. 101
LAFAYETTE, IN 47901

OFFICE LOCATION:
300 COLUMBIA STREET, SUITE 101
LAFAYETTE, INDIANA 47901
PHONE: (317) 545-1000
FAX: (317) 545-1000



OFFICE INFORMATION:
PROJECT: 13028190 (1157) 500
15015 - FINAL PLAT #40
DATE: 12/23/13
DRAWN BY: JAWON CHOI
CHECKED BY: JAWON CHOI
DESIGNED BY: JAWON CHOI
RESUBMITTED: 08/27/13

C002
19313

Z-2786

**HERON BAY DEVELOPMENT, LLC
STONEHENGE PHASE 4 PLANNED DEVELOPMENT
FINAL DETAILED PLANS – CONSTRUCTION PLANS
RESOLUTION PD-21-07**

**Staff Report
November 24, 2021**

BACKGROUND:

On May 20, 2020, APC, by unanimous vote, recommended approval of a reclassification from R1 and PDRS to PDRS in unincorporated Tippecanoe County for the Stonehenge Phase 4 Planned Development. The Tippecanoe County Commissioners approved the rezone, by unanimous vote, on June 1, 2020. The approved preliminary plans allow for the construction of a 107-lot single-family detached residential subdivision (including 6 outlots) on private streets.

Petitioner's Final Detailed Plans consist of the Construction Plans only and meet all required conditions at this stage of development. Approval and recordation of the Construction Plans will allow the developer to begin clearing, grading, and infrastructure work connected with the project. Building permits to begin home construction cannot be granted until Final Plans are approved and recorded with any necessary required bonding.

STAFF RECOMMENDATION:

Approval of Resolution PD-21-07

RESOLUTION PD-21-07

WHEREAS Preliminary Plans for **STONEHENGE PHASE 4 PLANNED DEVELOPMENT**, are approved as part of Z-2786, with conditions attached; and

WHEREAS all conditions of approval necessary for FINAL DETAILED PLANS - CONSTRUCTION PLANS have been met; and

WHEREAS UZO 2-28-12-a-2 states that minor modifications approvable by the Administrative Officer “any increase in residential density; any decrease in residential density of 10% or more; any increase in building dimension or change in building location other than within the defined building envelope; any change in landscaping other than increases, as determined appropriate by the administrative officer, in the amounts of approved landscaping, substitution of species or redesign with the same materials; any increase in the size of the signage approved with the Preliminary Plan; any change in type of land use; any change in the alignment or intersection of streets; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Planned Development as adopted and passed by the Tippecanoe County Commissioners on June 1, 2020;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for **STONEHENGE PHASE 4 PLANNED DEVELOPMENT**, does hereby find them to conform to the Approved Planned Development Z-2786 as adopted and passed by the Tippecanoe County Commissioners.

JACKSON BOGAN, PRESIDENT

DAVID HITTLE, SECRETARY

DATE

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE DECEMBER 15, 2021
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. REZONING ACTIVITIES
 - 1. **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. CONTINUED FROM THE NOVEMBER APC PUBLIC HEARING AT PETITIONER'S REQUEST. FIRST CONTINUANCE.
- V. ADMINISTRATIVE MATTERS
Discussion of plans to have the Building Commission staff review building permits for properties in Battle Ground, Clarks Hill and Dayton, rather than APC staff
- VI. APPROVAL OF THE JANUARY EXECUTIVE COMMITTEE AGENDA
- VII. DIRECTOR'S REPORT
- VIII. CITIZENS' COMMENTS AND GRIEVANCES
- IX. ADJOURNMENT

MONTHLY BUDGET REPORT
October 28, 2021 - November 22, 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	\$53,926.86	\$739,063.15	\$139,639.85
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	\$53,926.86	\$740,908.15	\$142,794.85
1000-2510-21-10	Office Supplies -Gen.	\$4,000.00	\$35.00	\$-1,000.00	\$3,035.00	\$837.88	\$1,528.02	\$1,506.98
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		\$1,196.41	\$803.59
TOTAL SUPPLIES		\$7,000.00	\$35.00		\$7,035.00	\$837.88	\$2,724.43	\$4,310.57
1000-2510-31-10	Legal Services	\$27,600.00			\$27,600.00	\$-2,388.33	\$24,292.02	\$3,307.98
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	\$700.00	\$10,793.50	\$0.50
1000-2510-32-10	Travel Costs & Mileage	\$8,000.00	\$14.00	\$-821.00	\$7,193.00	\$48.26	\$1,349.52	\$5,843.48
1000-2510-33-10	Published Legals	\$750.00			\$750.00		\$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	\$119.16	\$3,184.38	\$2,447.62
TOTAL OTHER SERVICES & CHARGE:		\$43,650.00	\$10,119.00		\$53,769.00	\$-1,520.91	\$40,515.20	\$13,253.80
TOTAL OPERATING EXPENSES		\$50,650.00	\$10,154.00		\$60,804.00	\$-683.03	\$43,239.63	\$17,564.37
TOTAL BUDGET		\$934,353.00	\$10,154.00		\$944,507.00	\$53,243.83	\$784,147.78	\$160,359.22
Social Security	\$67,604.00							
PERF Retirement	\$98,930.00							
Furnished by County								
TOTAL BUDGET	\$1,100,887.00							