

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Date: December 7, 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-APC>

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AGENDA

I. APPROVAL OF MINUTES

Documents:

[EXEC 11.02.2022.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

A. SUBDIVISIONS

1. S-5104 JOHN STEELE SUBDIVISION (MINOR-SKETCH):

Petitioners are seeking preliminary plat approval for a three-lot residential minor subdivision of 4.09 acres, located on the south

side of Taft Road just west of Haven Court, specifically, 4714 Taft Road, Wabash 35 (NW) 24-5.

Conditional Primary Approval

7-Yes and 0-No

Documents:

[S-5104 JOHN STEELE MINOR SUB.PDF](#)

IV. APPROVAL OF THE DECEMBER APC PUBLIC HEARING AGENDA

Documents:

[12212022 APC AGENDA.PDF](#)

V. APPROVAL OF THE NOVEMBER/DECEMBER ABZA PUBLIC HEARING AGENDA

Documents:

[12-07-2022 BZA AGENDA.PDF](#)

VI. REVIEW AND APPROVAL OF THE NOVEMBER BUDGET REPORT

Documents:

[NOVEMBER 2022 BUDGET REPORT.PDF](#)

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

DATE..... November 2, 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
Jerry Reynolds

MEMBERS ABSENT

Jackson Bogan

STAFF PRESENT

Kathy Lind
Austin Hammerli
Larry Aukerman
Kristina Lamb
Eric Burns, Attorney

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 5, 2022 meeting. Greg Jones 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. Kathy Parker seconded, and the motion carried by unanimous voice vote.

SUBDIVISIONS

S-5099 MURDOCK PLACE MINOR SUBDIVISION (minor-sketch): Petitioner is seeking sketch plan approval for a single, multi-family lot consisting of four existing multi-family buildings on 18 old, platted lots (Lots 1-18 in O’Ferrall Park Addition) between Cason and Ferry Streets, on the west side of 30th Street in Lafayette, Fairfield 22 (SW) 23-4.

Gary Schroeder moved to hear and vote on **S-5099 MURDOCK PLACE MINOR SUBDIVISION (minor-sketch)**. Greg Jones seconded.

APC staff Kathy Lind presented the zoning map, plat, and aerial photos. The property is located at Cason, Ferry and N. 30th Street. The property is zoned MRU, a leftover zoning when Home Hospital was nearby, and does permit multi-family dwellings, by right. The aerial shows four existing multi-family buildings and people are currently living there. The sketch plan shows the eighteen lots where these four building have been built. In Lafayette, you can build over property/lot lines. The alley that runs between the buildings has already been vacated. There is a variance request for the area along Ferry Street. The street is classified as an urban secondary arterial, requiring a thirty-five-foot half-width right-of-way. What exists now is only thirty feet. If they were to dedicate five additional feet of right-of-way, that would mess up the setback of the buildings. The Board of Works approved the variance yesterday, eliminating the requirement of the five additional feet. Staff recommends that the Board approve the variance. There are three standard conditions of approval. Staff recommends conditional primary approval.

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

Todd Starr, Starr Associates, 215 Alabama Street, Lafayette, explained that a few years ago, they designed the apartments, and they were able to build them, and then they began to get twelve to thirteen different tax bills, because of the different tax key numbers. This is to clean it up and only get one tax bill. The issue became the five additional feet, so we went through the Board of Works to get approval for that five-foot dedication. There is plenty of room for the city to do anything they may need to do in the future, so that is why they approved it yesterday. He offered to answer any questions.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There was no one present.

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

Larry Leverenz called for two votes on two separate white ballots: one for the variance and the other for the conditional approval.

Kathy Lind collected the ballots and noted 6 -Yes to 0 -No for Variance approval of **S-5099 MURDOCK PLACE MINOR SUBDIVISION (minor-sketch)**.

Yes – Votes		No - Votes
Tom Murtaugh	Larry Leverenz	(none)
Gary Schroeder	Greg Jones	
Kathy Parker	Jerry Reynolds	

Kathy Lind collected the ballots and noted 6 -Yes to 0 -No for conditional primary approval of **S-5099 MURDOCK PLACE MINOR SUBDIVISION (minor-sketch)**.

Yes – Votes		No - Votes
Tom Murtaugh	Larry Leverenz	(none)
Gary Schroeder	Greg Jones	
Kathy Parker	Jerry Reynolds	

IV. APPROVAL OF THE NOVEMBER 2022 APC PUBLIC HEARING AGENDA

No cases have been filed.

V. DETERMINATION OF VARIANCES – 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 #2022-28 MISTIE NIGH – ASA ABOVE THE REST, LLC.

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

VI. REVIEW AND APPROVAL OF THE OCTOBER BUDGET REPORT

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

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.

VII. OTHER BUSINESS

None.

VIII. ADJOURNMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:40 PM.

Respectfully Submitted,
Kristina Lamb
Recording Secretary

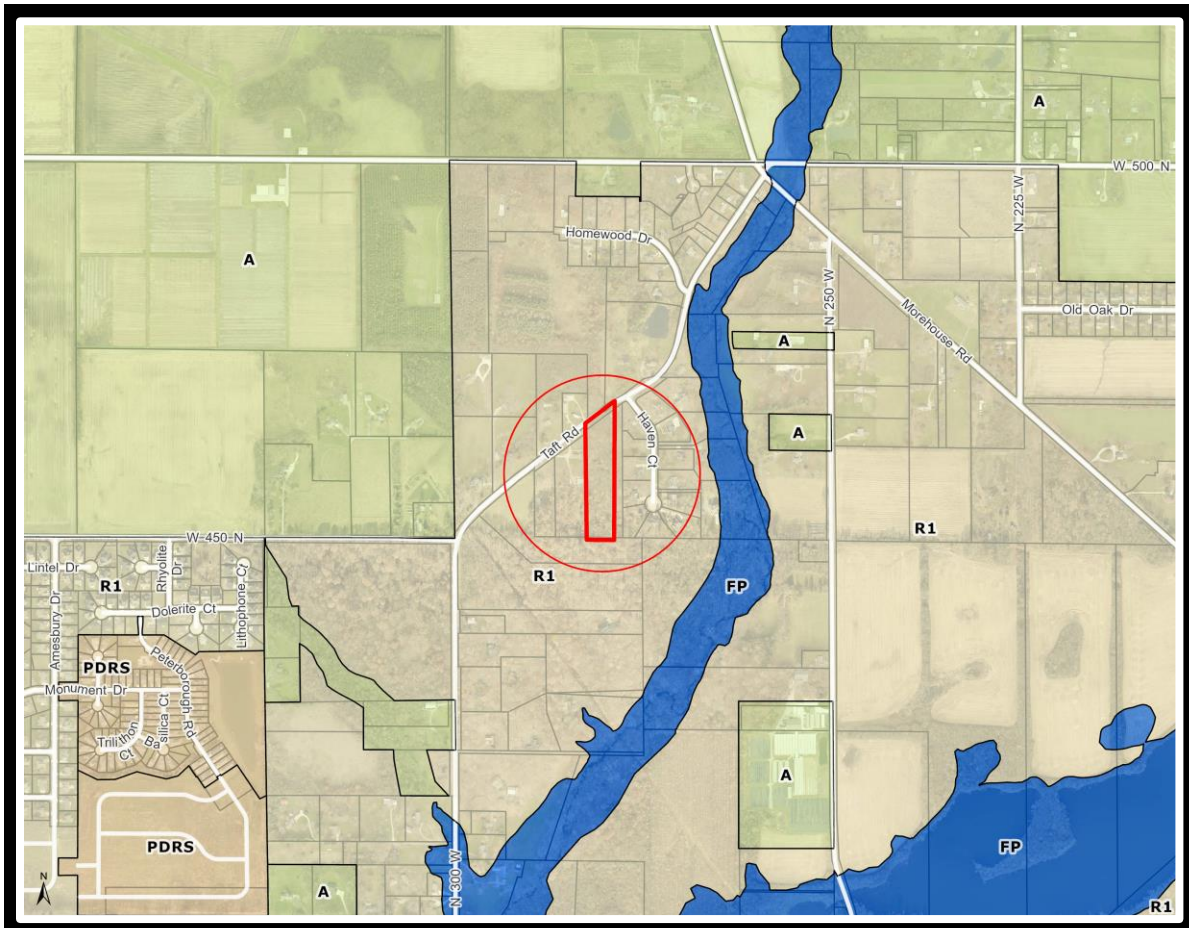
Reviewed By,



David Hittle
Executive Director

S-5104
JOHN STEELE SUBDIVISION
(minor-sketch)

STAFF REPORT
December 1, 2022



S-5104
JOHN STEELE SUBDIVISION
Minor-Sketch Plan

Staff Report
December 1, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners Pat Richard and John Christodoulakis of property owner Aedis Home, LLC, represented by Tamra Peters of Chastain & Associates, LLC, are seeking preliminary plat approval for a three-lot residential minor subdivision of 4.09 acres, located on the south side of Taft Road just west of Haven Court, specifically, 4714 Taft Road, Wabash 35 (NW) 24-5.

AREA ZONING PATTERNS:

The four-acre parent tract is zoned R1, Single-family Residential.

AREA LAND USE PATTERNS:

The wooded site is currently unimproved. Large lot residences are prevalent in the area of this request: Speedie Minor Subdivision is adjacent to the west; Westridge Estates Subdivision is adjacent to the east.

TRAFFIC AND TRANSPORTATION:

Taft Road is classified as a rural secondary arterial by the adopted *County Thoroughfare Plan*. The required 40' half-width right-of-way has been shown. The County Highway Department is requiring a "no vehicular access" statement along the frontage except at the driveway entrance.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor requires all minor subdivisions receive either Drainage Board approval or the approval of the County Surveyor on a case-by-case basis. The County Health Department states that all three proposed lots "can be considered for a shallow trench subsurface absorption system..." with perimeter drains.

CONFORMANCE WITH UZO REQUIREMENTS:

The required setbacks have been shown; all lot widths and areas are sufficient.

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 entrance, a "No Vehicular Access" statement shall be platted along the Taft Road right-of-way line.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

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

7. 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 DECEMBER 21, 2022
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. SUBDIVISION

S-5108 HARRISON WOODS (major-preliminary):

Petitioner is seeking preliminary plat approval of a 62-lot single-family residential subdivision on 45 acres located on the east side of CR 50 W, and the south side of CR 650 N just north of Harrison Highlands Subdivision, in Tippecanoe 19 (SE) 24-4.

- B. REZONING ACTIVITIES

Z-2869 KEVIN & TAMMY UNDERHILL (GB to R1):

Petitioners are requesting rezoning of a residential lot located on the northeast corner of Church Street and Strong Avenue, specifically, 10110 Strong Avenue, south of CR 700 N in the unincorporated town of Colburn, Washington 24 (NW) 24-3.

- V. ADMINISTRATIVE MATTERS – The 2022 Student Rental Report
- VI. APPROVAL OF THE JANUARY EXECUTIVE COMMITTEE AGENDA
- VII. DIRECTOR'S REPORT
- VIII. CITIZENS' COMMENTS AND GRIEVANCES
- IX. ADJOURNMENT

THE AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: DECEMBER 7, 2022
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

(Tentative)
A G E N D A

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-2090 CSG REALTY, LLC

Petitioner is requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 6 guests at 348 Overlook Drive (east of Soldiers Home Road in the Ravinamy Addition) just outside of West Lafayette, Wabash 5 (SE) 23-4. (UZO 3-2) With conditions.

2. BZA-2091 AMBER E. KING

Petitioner is requesting a special exception to allow an agricultural rental hall, operating between the hours of 8:00am to 10:00pm Sunday through Thursday, and 8:00am to midnight Friday and Saturday. The 10-acre site is located on the south side of CR 700 S, ½ mile east of CR 700 W, specifically, 6537 W 700 S, Wayne 31 (NW) 22-5. (UZO 3-2)

3. BZA-2092 JENNIFER O'SHEA

Petitioner is requesting a special exception to allow a transient guest house operating 24 hours per day, 7 days per week, for a maximum of 6 guests on the south side of CR 750 N, between CR 100 W and CR 50 W (County Farm Road). The 0.85-acre site is located at 819 W 750 N, Tippecanoe 18 (SW) 24-4. (UZO 3-2) With conditions.

- IV. ADMINISTRATIVE MATTERS
- V. ADJOURNMENT

Continue this case at petitioner's request to the January 25th ABZA meeting.

MONTHLY BUDGET REPORT
October 27, 2022 - November 30, 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	\$67,875.12	\$793,241.21	\$114,175.79
1000-2510-11-30 Part Time Personnel	\$7,000.00			\$7,000.00		\$4,136.25	\$2,863.75
TOTAL PERSONAL SERVICES	\$914,417.00			\$914,417.00	\$67,875.12	\$797,377.46	\$117,039.54
1000-2510-21-10 Office Supplies -Gen.	\$2,500.00	\$7.00	\$800.00	\$3,307.00	\$1,263.46	\$2,066.33	\$1,240.67
1000-2510-21-30 Printing & Signs for Purch	\$1,000.00		\$-1,000.00				
1000-2510-21-40 Minor Equipment	\$1,000.00	\$91.00	\$200.00	\$1,291.00	\$336.55	\$1,180.34	\$110.66
TOTAL SUPPLIES	\$4,500.00	\$98.00		\$4,598.00	\$1,600.01	\$3,246.67	\$1,351.33
1000-2510-31-10 Legal Services	\$27,600.00			\$27,600.00	\$328.91	\$13,496.59	\$14,103.41
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	\$356.38	\$3,217.21	\$4,782.79
1000-2510-33-10 Published Legals	\$750.00			\$750.00		\$263.12	\$486.88
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	\$28.99	\$1,348.98	\$3,951.02
TOTAL OTHER SERVICES & CHARGES	\$43,650.00			\$43,650.00	\$714.28	\$18,325.90	\$25,324.10
TOTAL OPERATING EXPENSES	\$48,150.00	\$98.00		\$48,248.00	\$2,314.29	\$21,572.57	\$26,675.43
TOTAL BUDGET	\$962,567.00	\$98.00		\$962,665.00	\$70,189.41	\$818,950.03	\$143,714.97

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