

THE  
AREA BOARD OF ZONING APPEALS  
OF  
TIPPECANOE COUNTY

## NOTICE OF PUBLIC HEARING

DATE: MARCH 23, 2022

TIME: 6:00 P.M.

PLACE: COUNTY OFFICE BUILDING

20 N. 3RD STREET

LAFAYETTE, IN 47901

### AGENDA

**This meeting will be in person.**

Members of the public may choose to watch on the livestream of the meeting on

<https://www.facebook.com/TippecanoeCountyIndiana> or

<https://www.youtube.com/channel/UCJleeA9ZQo9EIIgDZTdjurQ>

#### **I. APPROVAL OF PREVIOUS MEETING MINUTES**

Documents:

[BZA MINUTES 2.23.2022.PDF](#)

#### **II. NEW BUSINESS**

A discussion regarding sign posting requirements for continued cases per the ABZA bylaws.

#### **III. PUBLIC HEARING**

1. BZA-2068 KOH AND COURTNEY KNOX

Petitioners are requesting a special exception to permit an agricultural rental hall in the AW zone with a maximum capacity of 295 people. The proposed hours of operation are Monday through Thursday 8:00 AM to midnight and Friday through Sunday 8:00 AM to 2:00 AM with all outdoor activities ceasing at midnight. The property is located at 5124

Jackson Hwy, Shelby 08 (NE) 23-5 (UZO 3-2). [With commitments and conditions. Continued from the February 23, 2022 hearing per petitioner's request. This is petitioners' final continuance.](#)

Documents:

[BZA-2068 KOH AND COURTNEY KNOX.PDF](#)

2. BZA-2072 TIM VALIANT

Petitioner is requesting a parking variance to allow 16 spaces (10 standard, 1 handicapped and 5 compact) instead of the minimum required 46 spaces for Kona Ice of Tippecanoe County's truck storage facility and one additional tenant in an NB zone. The property is located at 10 S 550 E, Perry 30 (NW) 23-3 (UZO 4-6-3).

Documents:

[BZA2072 TIM VALIANT.PDF](#)

3. BZA-2073 JON SHEIDLER – LANDWORX ENGINEERING

Petitioner is requesting the following variances for a proposed Arby's restaurant with drive-thru in an HB zone:

1. To allow a 38' front setback instead of the minimum required 60' front setback along a primary arterial road (UZO 2-18-17) and
2. To allow a 20' bufferyard along the adjacent property zoned R2 to the east instead of the minimum required 30' (UZO 4-9-3-a).

The site is located at 6001 SR 43 N, Lot 1 in Arora Minor Subdivision in the Town of Battle Ground, Tippecanoe 22 (SW) 24-4.

Documents:

[BZA-2073 JON SHEIDLER LANDWORX ENGINEERING.PDF](#)

#### **IV. ADMINISTRATIVE MATTERS**

#### **V. ADJOURNMENT**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Area Plan Commission of Tippecanoe County will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. For more information visit [www.tippecanoe.in.gov/ada](http://www.tippecanoe.in.gov/ada)