

The
AREA PLAN COMMISSION
of Tippecanoe County

APC Ordinance Committee Meeting

Date: June 2, 2021

Time: 4:35 PM

Location: Tippecanoe County Office Building

Tippecanoe Room

20 North Third Street

Lafayette, IN

This will be an in-person meeting. Members of the public may watch the livestream of the meeting on Facebook or YouTube. Links can be found on the county website at www.tippecanoe.in.gov/apc

AGENDA

I. APPROVAL OF MINUTES FROM THE APRIL 7TH, 2021 MEETING

Documents:

[ORD 04.07.2021.PDF](#)

II. HIGHLAND PARK NEIGHBORHOOD FORM BASED OVERLAY:

Discussion on a new form based overlay for the historic Highland Park Neighborhood - Ryan O'Gara

Documents:

[HIGHLAND PARK FBC REPORT.PDF](#)

III. CITIZEN COMMENTS:

IV. ADJOURNMENT:

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

DATE..... April 7, 2021
TIME..... 4:50 P.M.
PLACE.....COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

This meeting was held virtually. Members of the public could watch the livestream of the meeting at <https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/channel/UCJleeA9ZQo9E11GdZTdjurQ/featured>

MEMBERS PRESENT

Vicki Pearl
Jerry Reynolds
Greg Jones
Kathy Parker
Larry Leverenz
Gary Schroeder
Tom Murtaugh
Jackson Bogan

MEMBERS ABSENT

STAFF PRESENT

David Hittle
Ryan O’Gara
Kathy Lind
Chyna Lynch
Eric Burns, Atty.

Larry Leverenz called the meeting to order at 4:50 PM.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the March 3, 2021 meeting. Greg Jones seconded and the minutes, as submitted, were approved by unanimous voice vote.

Mr. Leverenz noted that there were two proposed amendments which were initially considered at the February meeting, and were coming back for further review.

II. PROPOSED ZONING ORDINANCE AMENDMENTS

A. Electrical Contractor’s Building Size Limitation

Kathy Lind stated that the zoning ordinance currently requires a construction contractor building to have a minimum lot size of five acres and a maximum gross floor area of 5,000 square feet. Those requirements are expressed by a footnote associated with the zoning ordinance’s use table.

We propose to remove that maximum gross building area standard from the use table and to institute a new standard requiring a maximum of 8,000 square feet. And we propose to insert this amended standard in a part of the ordinance where a variance could potentially be requested.

Gary Schroeder lauded the proposed change.

Gary Schroeder moved to send to the Area Plan Commission a positive recommendation to adopt the proposed amendment as submitted. Greg Jones seconded, and the motion was approved by unanimous voice vote.

B. Using Shipping Containers as on-site Storage Buildings

Kathy Lind said the county Administrative Officer requested this discussion because questions about the use of shipping containers for storage have arisen recently with some frequency. She noted, though, that this conversation will not pertain in any way to the use of shipping containers as dwellings.

Ms. Lind noted that the proposed language would allow for a maximum of two shipping containers used for storage on property used agriculturally. Additionally, no more than one shipping container may be used for storage in conjunction with a residence, but only on a lot at least two acres in area. She also noted that the proposed language would not allow for the stacking of shipping containers, and would place a 30-day limit on the containers frequently used in conjunction with a residential move.

Jackson Bogan noted that he thought the 30-day limitation is too short. Vicki Pearl agreed, as did Jerry Reynolds. Discussion ensued. All parties came to agree that a 90-day limit would be more suitable, understanding that the Administrative Officer (AO) should also have discretion to administratively extend the time period.

Gary Schroeder noted that he spoke with some farmers to get additional opinions, and learned that there may be some desire for more than two shipping containers for storage. Ms. Pearl noted that farmers in her area had more than two, and tended to keep them in a manner that did not create a nuisance or an eyesore.

Ms. Pearl asked about the shipping containers that are already in place... would they be grandfathered? Kathy Lind replied that they would be grandfathered.

Gary Schroeder moved to change the language to allow for up to four shipping containers, rather than two. Greg Jones seconded, and the motion was unanimously approved by voice vote.

The group then discussed whether there was a need to define "shipping container" and agreed, via voice vote, to use the definition Kathy Lind drafted.

Gary Schroeder moved to send the proposed zoning ordinance amendment, as further amended during discussion at this meeting, to the full Area Plan Commission for consideration. Greg Jones seconded, and the motion carried unanimously by voice vote.

III. CITIZEN COMMENTS

Larry Leverenz said there will be a 30-second pause for citizen comments. There were none.

IV. ADJOURNMENT

Gary Schroeder moved to adjourn.

The meeting adjourned at 5:40 p.m.

Respectfully Submitted,

David Hittle
Executive Director

MEMORANDUM

TO: APC Ordinance Committee
FROM: Ryan O'Gara, AICP
SUBJECT: Highland Park Neighborhood Form Based Overlay
DATE: May 27, 2021

Begun in early 2018, the residents of the historic Highland Park Neighborhood began to study ways to better preserve the look, feel, and quality of life in their neighborhood. Their efforts resulted in a request to city council in 2019 to authorize the APC staff to assist in their efforts and explore any zoning amendments that might further their goals.

After numerous neighborhood gatherings, a draft of a form based overlay was developed by staff that addressed the development concerns of the neighborhood. Unlike previous overlays developed by staff, the Highland Park Form Based Overlay is very limited in scope (per the desires of the neighborhood) to address just a few important items to the residents for new home construction, such as placement of detached garages, roof pitch, and standards for front porches.

These limited development constraints are designed to ensure any new home construction will harmonize with the numerous historic homes and not detract from the character of the neighborhood. Further information can be found here:

<https://highlandparklafayette.com/overlay/>

This ordinance amendment proves the form based overlay process established in Chapter 7 is incredibly customizable to address specific development needs for specific areas of the community.

STAFF RECOMMENDATION:

Approval and send to full commission