

The
AREA PLAN COMMISSION
of Tippecanoe County

Notice of Public Hearing

Date: June 16, 2021

Time: 6:00pm

**Place: County Office Building
Tippecanoe Room
20 North Third Street
Lafayette, Indiana 47901**

AGENDA

I. PLEASE NOTE

This will be an in-person meeting but also available to watch online.

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/UCJIEEA9ZQO9ELLGDZTDJURQ> (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 05.19.2021.PDF](#)

IV. NEW BUSINESS

A. APPOINTING COMMITTEE ASSIGNMENTS TO REPLACE A FORMER CITIZEN MEMBER OF THE APC.

B. PRIMARY APPROVAL EXTENSION REQUEST

PURDUE RESEARCH PARK PHASE 3, PART 2 (S-4122):

The developer, Purdue Research Foundation (represented by Marianne Owen of Stuart & Branigin) is requesting a two-year extension of the primary approval originally granted July 15, 2009. The preliminary plat

includes 17 lots on 95.43 acres (plus 3 outlots), located at the northwest corner of Kalberer Road and Yeager Road, in West Lafayette, Wabash 1(NE)23-5 and 6(NW)23-4.

Documents:

[S-4122 PURDUE RESEARCH PARK PHASE 3, PART 2.PDF](#)

V. PUBLIC HEARING

A. SUBDIVISIONS

1. **S-5000 SAGAMORE COMMONS SUBDIVISION, SECTION 2, REPLAT OF LOT 3 (MINOR-SKETCH):**

Petitioner is seeking primary approval to expand and replat one lot in the existing subdivision, located at the southeast corner of Sagamore Parkway West and Sachem Boulevard, in West Lafayette, Wabash 1 (SW) 23-5.

Documents:

[S-5000 SAGAMORE COMMONS SUBDIVISION, SECTION 2, REPLAT OF LOT 3.PDF](#)

2. **S-5001 PURDUE RESEARCH PARK PARKS BARN (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for a one lot addition/revision to the existing subdivision preliminary plat, for the West Lafayette Parks Department barn, located at the west end of Challenger Avenue, north of Kalberer Road and west of Yeager Road, in West Lafayette, Wabash 1 (NE) 23-5.

Documents:

[S-5001 PURDUE RESEARCH PARK PARKS BARN.PDF](#)

3. **S-5002 OAK RIDGE SUBDIVISION, SECTION 3 (MAJOR-PRELIMINARY):**

Petitioner is seeking primary approval for three lots (and one outlot) on 10.01 acres, located at the east end of Zinnia Street in Tippecanoe 29 (SW) 24-4.

Documents:

[S-5002 OAK RIDGE SUBDIVISION, SECTION 3.PDF](#)

B. REZONING ACTIVITIES

1. **Z-2827 JOSHUA SHIVES (R1 TO AW):**

Petitioner is requesting rezoning of 26.83 landlocked acres located north of the Sam Wilson Subdivision, west of US 231 South, in Wea 30 (SE) 22-4. Continued from the May APC meeting because one of the newspapers filed to publish the ad. Final continuance

Documents:

[Z-2827 JOSHUA SHIVES.PDF](#)

2. Z-2828 HERON BAY DEVELOPMENT, LLC (R1 TO R1B):

Petitioner is requesting rezoning of 28.37 acres located on the east side of CR 50 W for a future single-family subdivision of 82 lots, located 1/4 mile north of Kalberer Road, in West Lafayette, Wabash 6 (NE) 23-4. With Commitment. Continued from the May APC meeting at petitioner's request.

Documents:

[Z-2828 HERON BAY DEVELOPMENT R1 TO R1A.PDF](#)

[Z-2828 HERON BAY DEVELOPMENT R1 TO R1A AMEND R1B.PDF](#)

3. Z-2830 R. GREGG SUTTER (A TO RE):

Petitioner is requesting rezoning of 28.145 acres for a proposed 12 lot rural estate subdivision (Bluffs of Buck Creek, Phase 1) located on the north side of CR 450 N just west of SR 25, in Washington 32 (NE) 24-3.

Documents:

[Z-2830 R GREGG SUTTER A TO RE.PDF](#)

VI. ADMINISTRATIVE MATTERS

Ongoing discussion facilitated by Atty. Eric Burns regarding a resolution on an electronic meeting policy for the APC.

Documents:

[ELECTRONIC MEETINGS POLICY TEMPLATE - APC.PDF](#)

VII. APPROVAL OF THE JULY EXECUTIVE COMMITTEE AGENDA

Documents:

[07072021 EXEC AGENDA.PDF](#)

VIII. DETERMINATION OF VARIANCES - AREA BOARD OF ZONING APPEALS

Documents:

[2021-06 CDOV.PDF](#)

IX. DIRECTOR'S REPORT

X. CITIZENS' COMMENTS AND GRIEVANCES

XI. 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