

The
AREA PLAN COMMISSION
of Tippecanoe County

Executive Committee

Date: October 5, 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 09.07.2022.PDF](#)

II. NEW BUSINESS

III. PUBLIC HEARING

IV. APPROVAL OF THE OCTOBER APC PUBLIC HEARING AGENDA

Documents:

[10192022 APC AGENDA.PDF](#)

V. APPROVAL OF THE OCTOBER ABZA PUBLIC HEARING AGENDA

(This meeting is cancelled because no cases have been filed for this month.)

Documents:

[10-26-2022 BZA AGENDA.PDF](#)

VI. DETERMINATION OF VARIANCES (LAFAYETTE DIVISION OF THE ABZA)

Documents:

[2022-10 LDOV.PDF](#)

VII. REVIEW AND APPROVAL OF THE SEPTEMBER BUDGET REPORT

Documents:

[SEPTEMBER BUDGET REPORT.PDF](#)

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

DATE..... September 7, 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
Tom Murtaugh
Gary Schroeder
Jerry Reynolds
Greg Jones

MEMBERS ABSENT

Kathy Parker
Jackson Bogan

STAFF PRESENT

David Hittle
Ryan O’Gara
Eric Burns, Atty
Kristina Lamb
Larry Aukerman

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 August 3, 2022 public hearing. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

No new business

III. PUBLIC HEARING

No new cases were filed

IV. APPROVAL OF THE SEPTEMBER 2022 APC PUBLIC HEARING AGENDA

Gary Schroeder moved that the following comprehensive plan amendment be placed on the September 21, 2022 Area Plan Commission public hearing agenda:

RESOLUTION #2022-04, STOCKWELL LAND USE PLAN

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

Gary Schroeder moved that the following subdivision petition be placed on the September 21, 2022 Area Plan Commission public hearing agenda:

S-5091 KOINONIA RIDGE SUBDIVISION, PART 2 (major-preliminary)

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

Gary Schroeder moved that the following rezoning petitions be placed on the September 21, 2022 Area Plan Commission public hearing agenda:

Z-2864 JAMIE COCHRAN (NB to R1U); AND
Z-2865 JAMES D. HALL for VESTER & ASSOCIATES, INC. (A to R1)

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

V. APPROVAL OF THE SEPTEMBER ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the September 28, 2022 Area Board of Zoning Appeals Public Hearing Agenda:

BZA-2088 PURDUE RESEARCH FOUNDATION; AND
BZA-2089 JAMES D. HALL PS, VESTER & ASSOCIATES, INC.

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

VI. DETERMINATION OF VARIANCES – LAFAYETTE DIVISION OF THE ABZA

There were no new variances filed this month.

VII. REVIEW AND APPROVAL OF THE AUGUST BUDGET REPORT

Gary Schroeder moved to approve the August 2022 Budget Report as submitted. Greg Jones seconded.

David Hittle stated the Budget Report is included in the packet. He offered to answer any questions. 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.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Gary Schroeder moved to adjourn.

Meeting adjourned at 4:35 PM.

Respectfully Submitted,
Kristina Lamb
Recording Secretary

Reviewed By,



David Hittle
Executive Director

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE SEPTEMBER 21, 2022
TIME 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

(TENTATIVE)
A G E N D A

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS
- IV. PUBLIC HEARING
 - A. SUBDIVISION
 - 1. **S-5097 DISCOVERY PARK DISTRICT SUBDIVISION, PHASE 3 (major-preliminary):**
Petitioner is seeking preliminary plat approval of a 2-lot commercial subdivision of 9.72 acres located on the east side of Airport Road, north of US 231 in West Lafayette, Wabash 24 (NE) 23-5.
 - 2. **S-5098 CAT LAFAYETTE SUBDIVISION, A REPLAT OF LOT 2, FIRST FINANCIAL SUBDIVISION REPLAT (minor-sketch):**
Petitioner is seeking preliminary plat approval of a 2-lot commercial subdivision of 1.841 acres located on the northwest corner of Concord Road and Veterans Memorial Parkway, Lafayette, Wea 10 (NW) 22-4.
 - B. REZONING ACTIVITIES
 - 1. **Z-2866 TIPPECANOE ACQUISITIONS, LLC (GB and R3 to R3):**
Petitioner is requesting rezoning of 4.531 acres, located on the south side of McCarty Lane and the east side of Creasy, (but not including the car rental business at the corner) in Lafayette, Fairfield 35 (NE) 23-4.

2. **Z-2867 CJ INVESTMENT GROUP, LLC (A to R2):**

Petitioner is requesting rezoning of 8.96 acres in order to begin the process of bringing several nonconforming duplexes existing on a single lot, into conformity, located on Jackson Highway and Pleasant Valley Drive, Wabash 9 (NE) 23-5.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE NOVEMBER EXECUTIVE COMMITTEE AGENDA
- VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals
- VIII. DIRECTOR'S REPORT
- IX. CITIZENS' COMMENTS AND GRIEVANCES
- X. ADJOURNMENT

THE
AREA BOARD OF ZONING APPEALS
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: OCTOBER 26, 2022
TIME: 6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

A G E N D A

BECAUSE NO CASES WERE FILED FOR THIS MONTH AND ALL PREVIOUS CASES HAVE BEEN DECIDED, THERE WILL NOT BE AN OCTOBER BOARD OF ZONING APPEALS MEETING.

September 29, 2022

1. CASE #2022-26 NORFLEET BUILDERS, INC.

Petitioner is requesting the following four variances to add an accessory building to a lot with an existing duplex in an R2U zone:

1. To allow a side setback for an accessory building from Sherman Street of 2' instead of the required 15' (UZO 2-7-7); and
2. To allow a side setback for an accessory building of 2' instead of the required 4' (UZO 2-7-9);
3. To allow a maximum building coverage of 41% instead of the maximum permitted 35% (UZO 2-7-6); and
4. To allow a minimum lot width for a two-family dwelling of 45.3' instead of the required 60'; (UZO 2-7-5)

on property located at the north corner of Sherman and Scott Streets, specifically 2004 Scott Street, Lafayette, Fairfield 28 (NE) 23-4.

2. CASE #2022-27 STAN MITHOEFER

Petitioner is requesting a sign area variance for El Rodeo restaurant to allow a total of 89.9 square feet of signage instead of the maximum allowed 40 square feet on property located at 140 Frontage Road, Lafayette, Fairfield 24 (S1/2) 23-4. (UZO 4-8-7)

RECOMMENDATION:

Staff advises that none of the above requests constitute a use variance.

MONTHLY BUDGET REPORT
September 01, 2022 - September 28, 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	\$61,101.64	\$649,151.81	\$258,265.19
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	\$61,101.64	\$653,288.06	\$261,128.94
1000-2510-21-10 Office Supplies -Gen.	\$2,500.00	\$7.00		\$2,507.00	\$34.30	\$802.87	\$1,704.13
1000-2510-21-30 Printing & Signs for Purch	\$1,000.00			\$1,000.00			\$1,000.00
1000-2510-21-40 Minor Equipment	\$1,000.00	\$91.00		\$1,091.00		\$843.79	\$247.21
TOTAL SUPPLIES	\$4,500.00	\$98.00		\$4,598.00	\$34.30	\$1,646.66	\$2,951.34
1000-2510-31-10 Legal Services	\$27,600.00			\$27,600.00	\$640.00	\$12,105.68	\$15,494.32
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	\$274.52	\$1,458.75	\$6,541.25
1000-2510-33-10 Published Legals	\$750.00			\$750.00	\$33.30	\$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		\$1,196.00	\$4,104.00
TOTAL OTHER SERVICES & CHARGES	\$43,650.00			\$43,650.00	\$947.82	\$15,023.55	\$28,626.45
TOTAL OPERATING EXPENSES	\$48,150.00	\$98.00		\$48,248.00	\$982.12	\$16,670.21	\$31,577.79
TOTAL BUDGET	\$962,567.00	\$98.00		\$962,665.00	\$62,083.76	\$669,958.27	\$292,706.73

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