

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

DATE.....JANUARY 05, 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**

Jackson Bogan  
Kathy Parker  
Gary Schroeder  
Tom Murtaugh  
Jerry Reynolds  
Greg Jones

**MEMBERS ABSENT**

Larry Leverenz

**STAFF PRESENT**

David Hittle  
Ryan O’Gara  
Kathy Lind  
Jennifer Ewen  
Eric Burns, Atty

Jackson Bogan 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 December 01, 2021 meeting. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

None.

**III. PUBLIC HEARING**

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

**1. SUBDIVISIONS**

**S-5047 CONCORD PLAZA SUBDIVISION, REPLAT OF LOT 1, PHASE 1 (minor-sketch):**

Petitioner is seeking primary approval for a replat of one lot into two commercial lots on 6.47 acres, located on the east side of Promenade Parkway south of Veterans Memorial Parkway, in Lafayette, Wea 10 (SW) 22-4.

Gary Schroeder moved to hear and vote on **S-5047 CONCORD PLAZA SUBDIVISION, REPLAT OF LOT 1, PHASE 1 (minor-sketch)**. Greg Jones seconded.

APC staff Kathy Lind presented the zoning map, plat, and aerial photos, and she noted the petitioner's property is located on the east side of Promenade Parkway just south of Veterans Memorial Parkway. It is zoned GB (General Business). Wal-Mart is just to the east; and Foxfire Apartments are further to the west. She stated they are basically dividing the bottom portion of the existing strip center, so it could be sold separately or get a building permit for another building. The setbacks shown are correct; no buffering is required, and city utilities serve the site. There is an existing driveway off Promenade Parkway for both Lots 1B and 1A. There are three conditions, and staff is recommending conditional primary approval.

Jackson Bogan asked for any questions from the commission. There were none.

Jackson Bogan called for the petitioner or the petitioner's representative.

Mark Hennessey, Schneider Geomatics, 1330 Win Henschel Boulevard, West Lafayette, stated they agree with the staff report, and they are requesting approval.

Jackson Bogan asked for any other questions or comments. There were none.

Jackson Bogan called for a vote on a white ballot.

Jackson Bogan collected the ballots and noted 6-Yes to 0-No for conditional primary approval of **S-5047 CONCORD PLAZA SUBDIVISION, REPLAT OF LOT 1, PHASE 1 (minor-sketch)**.

**Yes-Votes**

Jackson Bogan  
Tom Murtaugh  
Gary Schroeder  
Kathy Parker  
Jerry Reynolds  
Greg Jones

**No-Votes**

**IV. APPROVAL OF THE JANUARY 2022 APC PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following subdivision petitions be placed on the January 19, 2022 Area Plan Commission public hearing agenda at petitioner's request, placement thereon being without reference to compliance or non-compliance with the adopted subdivision ordinance:

**S-5050 Autozone #5535 Subdivision, A Replat Of Lot 6, Meijer #186 Subdivision (minor-sketch); and S-5051 Churchwoods Major Subdivision (major-preliminary).**

Greg Jones seconded.

Jackson Bogan asked for any comments. There were none. Jackson Bogan asked all in favor, and the motion was carried by unanimous voice vote.

Gary Schroeder moved that the following rezoning petitions be placed on the January 19, 2022 Area Plan Commission public hearing agenda:

**Z-2845 Jetboy, LLC (GB to I3); and Z-2846 Benito Munoz (AA to A).**

Greg Jones seconded.

Jackson Bogan asked all in favor, and the motion was carried by unanimous voice vote.

#### **V. APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following petition be placed on the January 26, 2022 Area Board of Zoning Appeals Public Hearing Agenda:

##### **BZA-2069 Wabash Lofts, LLC.**

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

#### **VI. DETERMINATION OF VARIANCE – LAFAYETTE DIVISION OF THE ABZA**

Gary Schroeder moved that the following requests for variance from the Unified Zoning Ordinance is not a request for use variance, prohibited from consideration by ordinance and statute:

**CASE #2022-01 Rick D. and Kathy L. Gordon;**

**CASE #2022-02 KRM Architecture / Katie Grajewski;**

**CASE #2022-03 NOVA Lafayette, LLC;**

**CASE #2022-04 Treece Meadows, LLC By David Gilman; and**

**CASE #2022-05 KJY Investments, LLC (800 Main Street, LLC).**

Greg Jones seconded.

Jackson Bogan asked all in favor, and the motion was carried by unanimous voice vote.

#### **VII. REVIEW AND APPROVAL OF DECEMBER 2021 BUDGET REPORT**

Gary Schroeder moved to hear and approve the December 2021 Budget Report as submitted. Greg Jones seconded.

Jackson Bogan asked for any questions. There were none.

Jackson Bogan 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 4:40 PM.

Respectfully Submitted,

Jennifer A. Ewen  
Recording Secretary

Reviewed By,

A handwritten signature in black ink, appearing to read "D. Hittle". The signature is written in a cursive style with a horizontal line extending to the right.

David Hittle  
Executive Director