

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

DATE.....June 01, 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  
Kathy Parker  
Gary Schroeder  
Tom Murtaugh  
Greg Jones

**MEMBERS ABSENT**

Jackson Bogan  
Jerry Reynolds

**STAFF PRESENT**

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

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 May 4, 2022 public hearing. Greg Jones seconded, and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

Ryan O’Gara stated all cases are ready to be heard.

**III. PUBLIC HEARING**

Larry Leverenz 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.

**SUBDIVISIONS**

**1. S-5068 PIERCE-LAH MINOR SUBDIVISION (minor-sketch):**

Petitioner is requesting preliminary approval of a four-lot, residential subdivision of 7.84 acres located on the south side of CR 725 N, west of SR 43 N in Tippecanoe 16 (SE) 24-4. CONTINUED FROM THE MAY EXECUTIVE COMMITTEE MEETING AT THE PETITIONER’S REQUEST IN ORDER OT OBTAIN NECESSARY SOIL WORK.

Gary Schroeder moved to hear and vote on **S-5068 PIERCE-LAH MINOR SUBDIVISION (minor-sketch)**. Greg Jones seconded.

APC staff Kathy Lind presented the zoning map, plat, and aerial photos. She stated the petitioner's property is located on the south side of CR 725 N just west of SR 43. The property is 7.84 acre parent tract that has never been previously divided. It is zoned agricultural as is everything surrounding the property except the flood plain further to the south. There is an existing house and mobile home that the petitioner plans to remove. The driveway that serves the mobile home will also be closed once the mobile home is gone. There are seven standard conditions, and staff is recommending conditional primary approval.

Larry Leverenz called for the petitioner or the petitioner's representative.

Joe Couts, C&S Surveying, 1048 B Sagamore Parkway West, West Lafayette, stated they have read the staff report and appreciate the recommendation for conditional approval. They are actively working on satisfying the conditions of approval before they submit the final plat for review and approval. He offered to answer any questions.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There was no response.

Larry Leverenz asked for any questions from the commission. There were none.

Larry Leverenz called for a vote on a white ballot.

Ryan O'Gara collected the ballots and noted 5-Yes to 0-No for conditional primary approval of **S-5068 PIERCE-LAH MINOR SUBDIVISION (minor-sketch)**.

**Yes-Votes**

Greg Jones  
Tom Murtaugh  
Gary Schroeder  
Kathy Parker  
Larry Leverenz

**No-Votes**

**2. S-5073 ARTISAN ELECTRIC MINOR SUBDIVISION, SECTION 2 (minor-sketch):**

Petitioner is seeking primary approval of two commercial lots on 2.91 acres, located at the northeast corner of North Ninth Street Road and Swisher Road, in Tippecanoe, Burnett's Reserve Section 6, 24-4.

Gary Schroeder moved to hear and vote on **S-5073 ARTISAN ELECTRIC MINOR SUBDIVISION, SECTION 2 (minor-sketch)**. Greg Jones seconded.

APC staff Kathy Lind presented the zoning map, plat, and aerial photos. She stated the petitioner's property is located on the east side of North 9<sup>th</sup> Street Road just north of Swisher Road. The property is zoned GB. This is a two-lot subdivision just approved a couple of years ago, and they are wanting to replat Lot 1 into two lots. The right-of-way is already in place because it was dedicated with the previous minor subdivision. There are five conditions of approval, and staff is recommending conditional primary approval.

Larry Leverenz called for the petitioner or the petitioner's representative.

Joe Couts, C&S Surveying, 1048 B Sagamore Parkway West, West Lafayette, stated they have already met the conditions of approval, so they will be turning this around quickly. They appreciate staff's recommendation for conditional approval. He offered to answer any questions.

Larry Leverenz asked if any member of the audience wished to comment on this petition. There was no response.

Larry Leverenz asked for any questions from the commission. There were none.

Larry Leverenz called for a vote on a white ballot.

Ryan O’Gara collected the ballots and noted 5-Yes to 0-No for conditional primary approval of **S-5073 ARTISAN ELECTRIC MINOR SUBDIVISION SECTION 2 (minor-sketch).**

**Yes-Votes**

Greg Jones  
Tom Murtaugh  
Gary Schroeder  
Kathy Parker  
Larry Leverenz

**No-Votes**

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

Gary Schroeder moved that **Resolution #2022-03** be placed on the June 15, 2022 Area Plan Commission public hearing agenda:

**RESOLUTION #2022-03:**

A resolution to adopt into the *Comprehensive Plan*, the updated draft of the County’s Multi-Hazard Mitigation Plan as required by the Federal Disaster Mitigation Act of 2000.

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

Gary Schroeder moved that the following subdivision petition be placed on the June 15, 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-5075 Wabash Ridge Subdivision (major-preliminary).**

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

Gary Schroeder moved that the following rezoning petition be placed on the June 15, 2022 Area Plan Commission public hearing agenda:

**Z-2860 Richard & Gail Michael (NB to NBU).**

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

**V. APPROVAL OF THE JUNE ABZA PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following petitions be placed on the June 22, 2022 Area Board of Zoning Appeals Public Hearing Agenda:

**BZA-2079 William S and Jaqueline Bond;**  
**BZA-2080 James Alan and Traci Bratton;**  
**BZA-2081 Patrick R and Melinda C O’Neil, Trustees of the Patrick R O’Neil and Melinda C O’Neil Revocable Living Trust; AND**  
**BZA-2082 Riverside Construction, LLC.**

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

**VI. DETERMINATION OF VARIANCES – LAFAYETTE DIVISION OF THE ABZA**

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

**CASE #2022-14 JASMINE JONES AND JAMES F. OLDS;**  
**CASE #2022-15 ANTHONY HARDEBECK; and**  
**CASE #2022-16 SIGNARAMA.**

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

**VII. REVIEW AND APPROVAL OF THE MAY BUDGET REPORT**

Gary Schroeder moved to hear and approve the May 2022 Budget Report as submitted. Greg Jones seconded.

David Hittle stated the Budget Report is included in your 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 4:43 PM.

Respectfully Submitted,

Jennifer A. Ewen  
Recording Secretary

Reviewed By,



David Hittle  
Executive Director

