

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

DATE.....June 2, 2021
TIME..... 4:30 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 NORTH THIRD STREET
LAFAYETTE, IN 47901

This meeting was held both in-person and virtually. 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
Jerry Reynolds (virtually)
Tom Murtaugh
Larry Leverenz
Greg Jones

MEMBERS ABSENT

(none)

STAFF PRESENT

Eric Burns, Attorney
David Hittle
Ryan O’Gara
Don Lamb
Kathy Lind
Larry Aukerman

President Jackson Bogan called the meeting to order at 4:30 pm.

Attorney Eric Burns called the roll to establish members present and absent, as listed above.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the May 5, 2021 meeting. Greg Jones seconded and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

Gary Schroeder moved to hear and approve a request for a primary approval extension for Bittersweet Farms, Section 3, RE-0054.

Don Lamb presented the staff report for the extension request, indicating that staff has no objection to the request, provided the original conditions of approval are maintained.

Norm O’Brien, 18 Arrowhead Drive, West Lafayette, spoke on behalf of the petitioners. He noted that the pandemic and the passing-away of a team member caused the delay and the need for the extension.

Bob Gross, speaking virtually and also representing the petitioners, reinforced Mr. O’Brien’s sentiments. He also indicated agreement that the existing conditions would be maintained.

Mr. Bogan asked Eric Burns to conduct the vote.

Mr. Burns conducted a vote by roll call. The motion was for approval, and carried 7 yes to 0 no.

Yes

Larry Leverenz
Tom Murtaugh
Gary Schroeder

No-Votes

Kathy Parker
 Jerry Reynolds (virtual)
 Jackson Bogan
 Greg Jones

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 Bylaws of the Area Plan Commission, the application and all documents filed therewith, the staff report and recommendation on the applications to be heard this evening and responses from the checkpoint agencies. Larry Leverenz seconded, and the motion carried by voice vote.

A. SUBDIVISIONS

1. RE-0082 GRACE WOODS ESTATES, II (RURAL ESTATE-PRELIMINARY):

Petitioner is seeking primary approval for a second 12-lot phase of the existing rural estate subdivision on 25.079 acres, located on the north side of CR 900 N, just west of SR 43 North, in Tippecanoe 4 (SE) 24-4.

Gary Schroeder moved to hear and vote on RE-0082, Grace Woods Estates II. Greg Jones seconded.

Don Lamb presented the zoning map, plat, and aerial photos. He noted that the first phase of Grace Woods Estates was completed last year, and that the area associated with this second phase was rezoned earlier this year. Surrounding property is wooded and zoned Agricultural. He noted that staff recommends approval subject to the conditions included in the staff report.

Pat Cunningham, representing the petitioner, asked for approval of the request.
 Ryan O’Gara noted that there has been no public comment on social media.

Mr. Bogan called for a vote.

Mr. Burns conducted a vote by roll call. The motion was for conditional approval, and carried 7 yes to 0 no, with one absent.

Yes, Conditionally Approve-Votes

Larry Leverenz
 Tom Murtaugh
 Gary Schroeder
 Kathy Parker
 Jerry Reynolds (virtual)
 Jackson Bogan
 Greg Jones

No-Votes

IV. APPROVAL OF THE JUNE 2021 APC PUBLIC HEARING AGENDA

Gary Schroeder moved that the following subdivision petitions be placed on the June 16, 2021 Area Plan Commission public hearing agenda:

1. S-5000 SAGAMORE COMMONS SUBDIVISION, SECTION 2, REPLAT OF LOT 3 (minor-sketch)
2. S-5001 PURDUE RESEARCH PARK PARKS BARN (major preliminary)
3. S-5002 OAK RIDGE SUBDIVISION, SECTION 3 (major preliminary)

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

Gary Schroeder moved that the following rezoning petitions be placed on the June 16, 2021 Area Plan Commission public hearing agenda:

1. Z-2830 R. GREGG SUTTER (A to RE)

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

I. APPROVAL OF THE JUNE ABZA PUBLIC HEARING AGENDA

Gary Schroeder moved that the following petitions be placed on the June 23, 2021 Area Board of Zoning Appeals Public Hearing agenda:

- 1. BZA-2052 FOX ACQUISITIONS, LLC
- 2. BZA-2057 AMERICAN REALTY OF LAFAYETTE, LLC
- 3. BZA-2058 DANIEL L. McDOLE
- 4. BZA-2059 HERITAGE AGGREGATES, LLC
- 5. BZA-2060 GRORU, LLC

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

II. DETERMINATION OF VARIANCE – 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:

- 1. CASE #2021-18 CUSTARD REALTY 52, LLC
- 2. CASE #2021-19 DEBORAH K. WATT
- 3. CASE #2021-20 NATE BARRETT

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

III. REVIEW AND APPROVAL OF MAY BUDGET REPORT

Gary Schroeder moved to hear and approve the May Budget Report as submitted.

Larry Leverenz seconded and the motion carried by unanimous voice vote.

IV. OTHER BUSINESS

None.

V. ADJOURNMENT

Gary Schroeder moved to adjourn, and voice vote unanimously approved.

Meeting adjourned at 4:47 PM

Respectfully Submitted,

David Hittle