

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

DATE..... July 7, 2021  
TIME..... 4:30 P.M.  
PLACE..... COUNTY OFFICE BUILDING  
20 N. 3RD 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  
Greg Jones  
Tom Murtaugh

**MEMBERS ABSENT**

Larry Leverenz  
Jerry Reynolds

**STAFF PRESENT**

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

President 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 June 2, 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 recommendation on the applications to be heard this evening and responses from the checkpoint agencies. Greg Jones seconded, and the motion carried by voice vote.

**A. SUBDIVISIONS**

**S-5007 SOUTH LAKE MINOR SUBDIVISION (minor-sketch):**

Petitioner is seeking primary approval to replat one commercial lot into 2 lots on 2.681 acres, located on the south side of Veteran's Memorial Parkway and the west side of Promenade Parkway, in Lafayette, Wea 10 (SW) 22-4.

Gary Schroeder moved to hear and vote on **S-5007 SOUTH LAKE MINOR SUBDIVISION (minor-sketch)**. Greg Jones seconded.

Kathy Lind presented the zoning map, plat, and aerial photos. The petitioner's property is an L-shaped lot on the south side of Veterans Memorial Parkway and the west side of Promenade Parkway that is zoned R3. She noted that there is a no vehicular access statement that will be platted along the Veterans Memorial Parkway frontage. Staff recommended conditional primary approval.

Christina Arguelles, petitioner representative, said she was available for any questions.

Jackson Bogan asked if anyone wanted to speak on this petition, they did not.

Mr. Burns conducted a vote by roll call. The motion was for conditional approval, and carried 5 yes to 0 no, with one absent.

**Yes, Conditionally Approve-Votes**

Tom Murtaugh  
Gary Schroeder  
Kathy Parker  
Jackson Bogan  
Greg Jones

**No-Votes**

**IV. APPROVAL OF THE JULY 2021 APC PUBLIC HEARING AGENDA**

Gary Schroeder moved that the following UZO amendment be placed on the July 21, 2021 Area Plan Commission public hearing agenda:

**UZO Amendment #101: Highland Park Neighborhood Overlay.**

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

Gary Schroeder moved that the following rezoning petitions be placed on the July 21, 2021 Area Plan Commission public hearing agenda:

**Z-2832 The Ridge Group, Inc. (R3 and NB to R3);  
Z-2833 W & W Lafayette Properties, LLC (I3 to GB); and  
Z-2834 Walter Cornelius (I3 to R1).**

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

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

No new cases were filed.

**VI. 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:

**CASE #2021-21 HWC Engineering.**

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

**VII. REVIEW AND APPROVAL OF JUNE BUDGET REPORT**

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

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

**VIII. OTHER BUSINESS**

None.

**IX. ADJOURNMENT**

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

Meeting adjourned at 4:38 PM

Respectfully Submitted,

Chyna R. Lynch  
Recording Secretary

Reviewed By,

David Hittle