

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

DATE..... August 18, 2021  
TIME..... 6:00 P.M.  
PLACE..... County Office Building  
20 North 3<sup>rd</sup> Street  
Lafayette, IN 47901

*This meeting was held in-person and live-streamed on facebook and youtube.*

**MEMBERS PRESENT**

Vicki Pearl  
Bob Metzger  
Carla Snodgrass  
Larry Leverenz  
Diana Luper  
Michelle Dennis  
Tom Murtaugh  
Jackson Bogan  
Perry Brown  
Jody Hamilton  
Kathy Parker  
Lisa Dillum  
Gary Schroeder  
Jerry Reynolds  
Greg Jones  
Jason Dombkowski

**MEMBERS ABSENT**

Tracy Brown

**STAFF PRESENT**

David Hittle  
Ryan O’Gara  
Maureen McNamara  
Larry Aukerman  
Kathy Lind  
Eric Burns, Attorney

The Area Plan Commission of Tippecanoe County Public Hearing was held on the 18th day of August 2021 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

**I. BRIEFING SESSION**

David Hittle noted that case S-5016 Tippecanoe Mall Minor Subdivision No. 6 needs to be continued to the September 1, 2021 Executive Committee meeting, as the petitioners did not get their revised sketch plan filed in time. Also, with rezoning case Z-2836, petitioner Joseph Bower has amended his request to rezone from R-2 to R-3U, instead of the originally-requested R-2 to R-3.

**II. APPROVAL OF THE MINUTES**

Gary Schroeder moved to approve the minutes from the July 21, 2021 meeting. Greg Jones seconded and the motion carried by unanimous voice vote.

**III. NEW BUSINESS**

**RESOLUTION 21-03, AN AMENDMENT TO THE APC BYLAWS.**

This proposed amendment to the bylaws updates the paperwork necessary for subdivision submittals and revises the deadline for rezone commitments.

Gary Schroeder moved to hear and vote on RESOLUTION 21-03 AN AMENDMENT TO THE APC BYLAWS. Greg Jones seconded.

APC staff Kathy Lind presented the proposed amendment, noting that it would replace existing subdivision forms with newer, more uniform and fillable pdf forms. It would also extend the deadline for

submission of rezone commitments. Currently there's a 24-hour deadline for submission of commitments, which is unreasonable and cumbersome.

Jackson Bogan asked if any other parties wished to speak on the matter. There were none. He called for a vote. APC staff Ryan O'Gara collected the ballots and noted that all had been marked in favor of the proposed amendment to APC Bylaws.

#### **IV. 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**

Gary Schroeder moved to continue S-5016 Tippecanoe Mall Minor Subdivision VI (Minor Sketch) be continued to the September 1, 2021 Executive Committee meeting. Greg Jones seconded and the matter carried by voice vote.

##### **B. Ordinance Amendments**

###### **UZO AMENDMENT #102:**

Proposal to change the definition of the term, "Lot" in the Unified Zoning Ordinance so that older, adjacent platted lots in single ownership can be used as one.

Gary Schroeder moved to hear and vote on **UZO AMENDMENT #102**. Greg Jones seconded.

Kathy Lind presented the staff report, noting that the proposed change is intended to save owners of older platted lots from having to vacate a lot line or re-plat or file a variance as a precursor to making improvements to the property.

Jackson Bogan asked for questions from the commission, and from the audience. There were none. He called for a vote.

The Area Plan Commission voted by ballot 15-Yes to 0-No to recommend approval for **UZO AMENDMENT #102**.

##### **C. Rezoning Activities**

###### **Z-2836 JOSEPH BOWER, II (R2 TO R3U):**

Petitioner is requesting rezoning of the northwest corner of Asher and Tinkler Streets, in the Perrin Neighborhood, specifically 424 Tinkler Street, Lafayette, Fairfield 21 (SW) 23-4.

Gary Schroeder moved to hear and approve **Z-2836 JOSEPH BOWER (R2 to R3U)**. Greg Jones seconded.

Ryan O'Gara presented the zoning map, aerial photos and staff report, noting that the property is located in the historic Perrin neighborhood. The subject structure was built in 1910, and the petitioner is intending to make the structure more conforming. The request is supported by staff.

Petitioner Joseph Bower, 424 Tinkler, spoke, saying that he's requesting the rezoning to satisfy the bank's requirement that he be able to rebuild.

Jackson Bogan asked for comments or questions from the commissioners. There were none. He called for a vote.

Ryan O'Gara collected the ballots and noted that all were marked in favor of the request.

**V. Administrative Matters**

None.

**VI. Approval of the August Executive Committee Agenda:**

Gary Schroeder moved that the following requests for subdivision be placed on the September 1, 2021 Area Plan Commission Executive Committee agenda at petitioner's request, placement thereon being without reference to compliance or noncompliance with the adopted subdivision ordinance:

**S-5016 TIPPECANOE MALL MINOR SUBDIVISION NO. 6** and  
**S-5020 NORTHGATE EAST SUBDIVISION.**

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

**VII. Determination of Variances – Area Board of Zoning Appeals**

**BZA-2061 QUICKTRIP CORPORATION**

**VIII. Director's Report:**

David Hittle noted that Chyna Lynch has departed her position, choosing instead to be home full-time with her newborn baby, and that Michael Thompson has joined the APC as a full-time GIS Specialist, moving up from his previous intern position.

**IX. CITIZEN'S COMMENTS AND GRIEVANCES**

None.

**X. ADJOURMENT**

Gary Schroeder moved to adjourn.

Meeting adjourned at 6:29 p.m.

Respectfully Submitted,

David Hittle, Executive Director  
Area Plan Commission of Tippecanoe County