

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

EXECUTIVE COMMITTEE
NOTICE OF PUBLIC HEARING

DATE.....JANUARY 7, 2026
TIME.....4:30 P.M.
PLACE COUNTY OFFICE BUILDING
20 N. 3RD STREET
AFAYETTE, IN 47901

AGENDA

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
FINAL DETAILED PLANS RESOLUTION
RESOLUTION PD-26-01: PURDUE RESEARCH FOUNDATION (Provenance PD) Z-2942
Final Detailed Plans, consisting of both construction plans and final plat for Phase 5 of the Provenance Planned Development. The approved preliminary plans for this phase allow the construction of the primary neighborhood amenity. The construction plans show a 6,696 square foot clubhouse on the northwest corner of the lot, with outdoor recreational areas on the remainder of the lot. The property is located on the south side of Harrison Street, west of its intersection with Airport Road, West Lafayette, Wabash 24 (S1/2) 23-5.
- III. PUBLIC HEARING
- IV. APPROVAL OF THE JANUARY APC PUBLIC HEARING AGENDA
- V. APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA
- VI. DETERMINATION OF VARIANCES – Lafayette Division of the ABZA
- VII. REVIEW AND APPROVAL OF THE DECEMBER BUDGET REPORT
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

Vote Results
5-Yes and 0-No

As required by state statute, the membership of the Exec. Committee of the APC is as follows:
Pres. Gary Schroder, Tippecanoe County Commissioners’ citizen appointment, 1/26 thru 12/26
Vice President Jerry Reynolds, representing Lafayette City Council, 1/26 thru 12/26
Jackson Bogan, Lafayette Mayor Roswarski’s citizen appointment, 1/26 thru 12/26
Tom Murtaugh, representing the Tippecanoe County Commissioners, 1/26 thru 12/26
Kathy Parker, representing the West Lafayette City Council, 1/26 thru 12/26
Diana Luper, representing the Clarks Hill Town Council, 1/26 thru 12/26
Larry Leverenz, representing the West Lafayette City Council, 1/26 thru 12/26

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

DATE.....DECEMBER 5, 2025
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.youtube.com/channel/TippecanoeCountyGovernment>

MEMBERS PRESENT		MEMBERS ABSENT	STAFF PRESENT	
Jackson Bogan	Kathy Parker	Tom Murtaugh	Ryan O’Gara	Amanda Esposito
Larry Leverenz	Jerry Reynolds		Kathy Lind	Nathan McBurnett
Diana Luper	Gary Schroeder		Kristine Roehl	Eric Burns, Atty

Gary Schroeder called the meeting to order. Attorney Eric Burns called roll to establish members present.

I. APPROVAL OF MINUTES

Jerry Reynolds moved to approve the minutes of the November 5, 2025, meeting. Diana Luper seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

A. FINAL DETAILED PLANS

Jerry Reynolds moved to hear and vote on Resolution PD-25-16. Diana Luper seconded.

RESOLUTION PD-25-16: LAFAYETTE TRANSITIONAL HOUSING CENTER, INC. D/B/A LTHC HOMELESS SERVICES (McCarty Hope Apartments PD) Z-2987:

Final Detailed Plans, consisting of construction plans only for the McCarty Hope Apartments Planned Development. The approved preliminary plans allow for the construction of two single-story multi-family buildings with up to 54 units total and one clubhouse on a single lot. The property is located on the south side of McCarty Lane, northeast of Lafayette Market Place, in Lafayette, Fairfield 34 (SE) 23-4.

Amanda Esposito, APC staff, presented construction plans as the final detailed plans for a planned development. A map of the site plan was shown with an easement from McCarty Lane where they will build two multi-family rental apartments, single level only. The site plan also included a potential future expansion. The site will have up to 54 units with a clubhouse, pavilion, and dog park. Staff recommended approval.

Gary Schroeder called for the petitioner or their representative to make a presentation. There was none.

Jerry Reynolds mentioned that it went through Lafayette City Council and has been worked on for some time. It sets near where the new facilities are off McCarty Lane where they go into the garages and salt huts. The City is behind this development.

Gary Schroeder asked if, procedurally, they needed a petitioner to approve the PD.

Eric Burns confirmed that they did not.

Gary Schroeder asked if any member of the audience wished to comment. There were none.

Gary Schroeder called for questions or comments from the Board. There were none.

Gary Schroeder called for a ballot vote.

Ryan O'Gara collected the ballots* and noted 5-Yes to 0-No, adopting **RESOLUTION PD-25-16**.

Yes – Votes		No - Votes	
Larry Leverenz	Kathy Parker	Gary Schroeder	(none)
Diana Luper	Jerry Reynolds		

*Jackson Bogan absent

III. PUBLIC HEARING

Gary Schroeder explained the meeting procedures.

Jerry Reynolds 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. Diana Luper seconded, and the motion passed by unanimous voice vote.

A. SUBDIVISIONS

Jerry Reynolds moved to hear and vote on **S-5306 MJ FIELDS MINOR SUBDIVISION (minor-sketch)**. Diana Luper seconded.

S-5306 MJ FIELDS MINOR SUBDIVISION (minor-sketch):

Petitioner is seeking a one-lot residential subdivision of 4.356 acres for an existing house located at 3031 SR 225 E, in Tippecanoe 23 (NW) 24-4. *CONTINUED FROM THE NOVEMBER 5TH EXECUTIVE COMMITTEE AGENDA.*

Jackson Bogan joined the meeting.

Kathy, APC staff, corrected the acreage that was shown on the agenda to 4.356 acres, as was advertised. The petitioner's property is zoned R1 single-family residential with a sliver of a flood plain in the northeast corner. INDOT was concerned about a second driveway for the 11 leftover acres so to get around that, the sketch plan was revised to show an easement. The 11-acre tract will access the same driveway as the house.

Jerry Reynolds asked if the driveway goes around the house.

Kathy Lind confirmed that he was correct. The 11-acre remainder is an L-shaped property. Staff recommended approval.

Gary Schroeder called for the petitioner or their representative to make a presentation.

Todd Starr, Starr Associates, 215 Alabama Street, Lafayette, representing the petitioner, said when given options for access, they chose to use the existing driveway. If someone wants to build in the back, they will have to extend and clear trees before putting a driveway to the back. The size on the sketch plan was increased to include the septic on the property.

Jerry Reynolds commented that his great uncle owned the property for years and he was very familiar with it. He asked if the same septic would be used.

Todd Starr, Starr Associates, 215 Alabama Street, Lafayette, said they would not use the same septic because they would have to get soil borings done for that area. The owner doesn't know if they will ever sell the house, but they want to protect the back area with access for future generations.

Gary Schroeder asked if any member of the audience wished to comment. There were none.

Gary Schroeder called for questions or comments from the Board. There were none.

Gary Schroeder called for a ballot vote.

Ryan O'Gara collected the ballots and noted 6-Yes to 0-No, conditionally approving **S-5306 MJ FIELDS MINOR SUBDIVISION (minor-sketch).**

Yes – Votes			No - Votes
Jackson Bogan	Diana Luper	Jerry Reynolds	(none)
Larry Leverenz	Kathy Parker	Gary Schroeder	

Jerry Reynolds moved to hear and vote on S-5308 NELSON MINOR SUBDIVISION (minor-sketch).
Diana Luper seconded.

S-5308 NELSON MINOR SUBDIVISION (minor-sketch):
Petitioner is seeking sketch plan approval of a proposed two-lot residential subdivision of 2.471 acres located on the north side of CR 600 N, specifically 5454 W 600 N, Shelby 20 (SE) 24-5.
CONTINUED FROM THE NOVEMBER 19TH APC AGENDA.

Kathy Lind, APC staff, referred to the staff report map showing 2.4 acres on the north side of County Road 600 North. It came from a 160-acre parent tract but wasn't subdivided or parcelized. It is zoned AA. The purpose of the subdivision is to separate the house from the storage buildings. The owner has no plans to build a house, but to use the barns for personal storage. There was a question whether the garage was in the right-of-way, but it is not. There is a subdivision variance that was filed and then withdrawn, because it meets the requirement for 40 ft. from the center line of the county road to the garage. There are five standard conditions of approval and Staff recommended approval.

Gary Schroeder called for the petitioner or their representative to make a presentation.

Robert Grove, 3421 Ingram Court, Lafayette, representing the petitioner, stated there are no issues with the staff report and is available to answer questions.

Mandy Westerfield, representing Greg Sutter, 308 Main St #1, Lafayette, was present to answer questions.

Gary Schroeder asked if any member of the audience wished to comment. There were none.

Gary Schroeder called for questions or comments from the Board. There were none.

Gary Schroeder called for a ballot vote.

Ryan O'Gara collected the ballots and noted 6-Yes to 0-No, conditionally approving **S-5308 NELSON MINOR SUBDIVISION (minor-sketch).**

Yes – Votes			No - Votes
Jackson Bogan	Diana Luper	Jerry Reynolds	(none)
Larry Leverenz	Kathy Parker	Gary Schroeder	

Jerry Reynolds moved to hear and vote on S-5311 PURDUE TECHNOLOGY CENTER AEROSPACE ROLLS ROYCE MINOR SUBDIVISION (minor-sketch). Diana Luper seconded.

S-5311 PURDUE TECHNOLOGY CENTER AEROSPACE ROLLS-ROYCE MINOR SUBDIVISION (minor-sketch):

Petitioner is seeking a two-lot commercial subdivision of 23.005 acres located at the southwest corner of W. State Street and US 52/231, specifically 1691 W. State Street, in West Lafayette, Wabash 24 (NW) 23-5.

Kathy Lind, APC staff, said the purpose of the subdivision is to separate the Rolls-Royce Building from the solar panel farm to the south. The building is zoned OR (Office Research). There are four conditions of approval and Staff recommended approval.

Gary Schroeder called for the petitioner or their representative to make a presentation.

Nathan Winslow, American Structurepoint, 9025 River Road, Indianapolis, representing the petitioner, stated this is an opportunity to clean up property lines and establish what’s been constructed. Todd’s Creek is the delineation between the two parcels.

Gary Schroeder asked if any member of the audience wished to comment. There were none.

Gary Schroeder called for questions or comments from the Board. There were none.

Gary Schroeder called for a ballot vote.

Ryan O’Gara collected the ballots and noted 5-Yes to 0-No, conditionally approving **S-5311 PURDUE TECHNOLOGY CENTER AEROSPACE ROLLS ROYCE MINOR SUBDIVISION (minor-sketch).**

Yes – Votes		No - Votes	
Jackson Bogan	Kathy Parker	Gary Schroeder	(none)
Larry Leverenz	Jerry Reynolds		

*Diana Luper absent

IV. APPROVAL OF THE JANUARY APC PUBLIC HEARING AGENDA

Jerry Reynolds moved that the following subdivision petition be placed on the December 17, 2025, 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-5314 PARK 350 SUBDIVISION, PHASE 2 (minor-sketch).

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

Jerry Reynolds moved to place the following rezone petitions on the December 17, 2025, Area Plan Commission public hearing agenda:

- Z-3013 W.W. SCHROEDER LAND TRUST (R1 to GB);**
- Z-3014 TOMISH DEVELOPERS, LLC (R3W to R4W; and**
- Z-3015 TOMISH DEVELOPERS, LLC (R3W to R4W).**

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

V. REVIEW AND APPROVAL OF THE NOVEMBER BUDGET REPORT

Jerry Reynolds moved to approve the November 2025 Budget Report as submitted. Jackson Bogan seconded.

Ryan O’Gara offered to answer any questions. There were none.

The motion carried by unanimous voice vote.

VI. OTHER BUSINESS

VII. ADJOURNMENT

Jerry Reynolds moved to adjourn. Meeting adjourned at 4:50 PM.

Respectfully Submitted,
Danielle Bistline
Recording Secretary

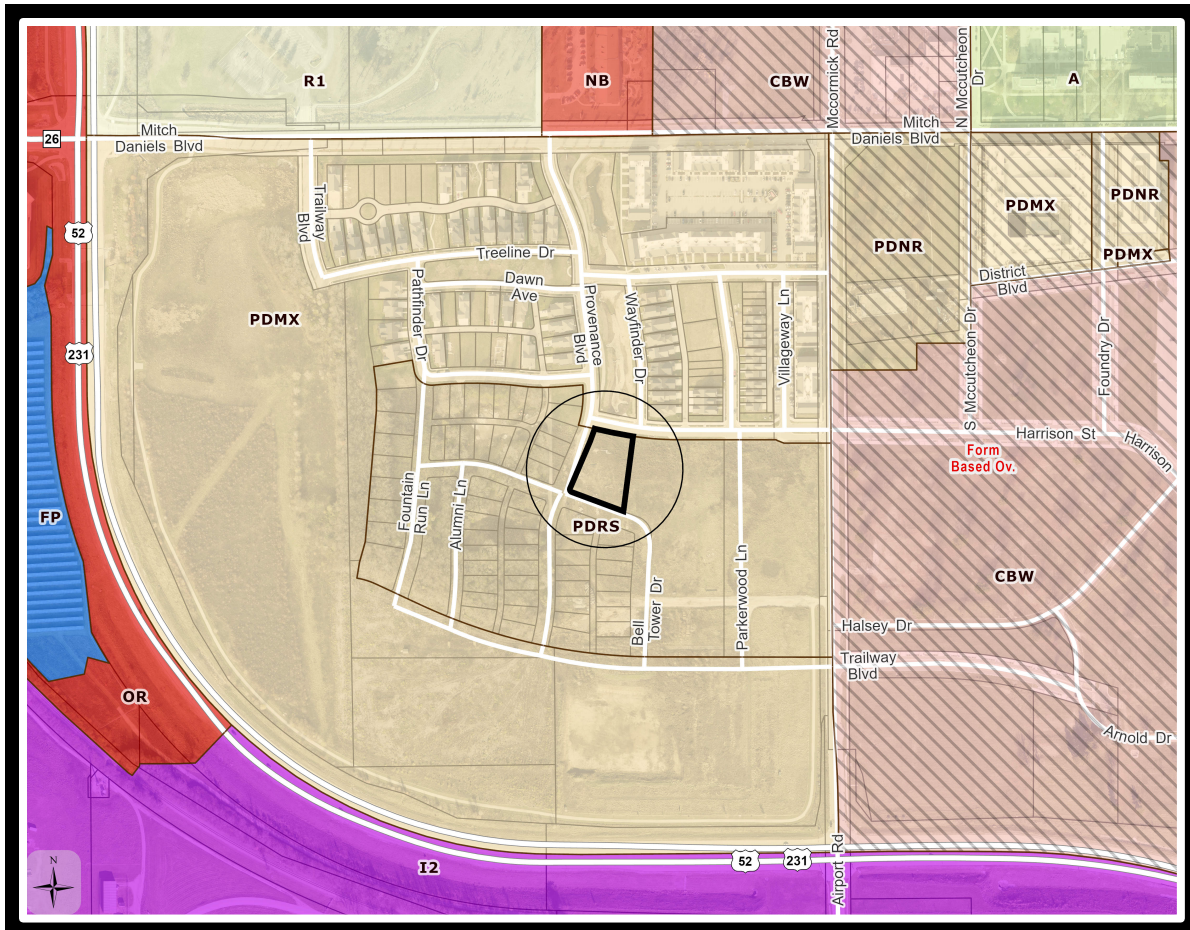
Reviewed By,

A handwritten signature in cursive script that reads "Ryan P. O'Gara".

Ryan O'Gara
Executive Director

**PD-26-01:
PURDUE RESEARCH FOUNDATION
(Provenance PD Phase 5)
(Z-2942)**

**STAFF REPORT
December 31, 2025**



Indiana Utilities Protection Service
Call 811
 before you dig

GRAPHIC SCALE IN FEET
 0 10 20 40

PAVING LEGEND

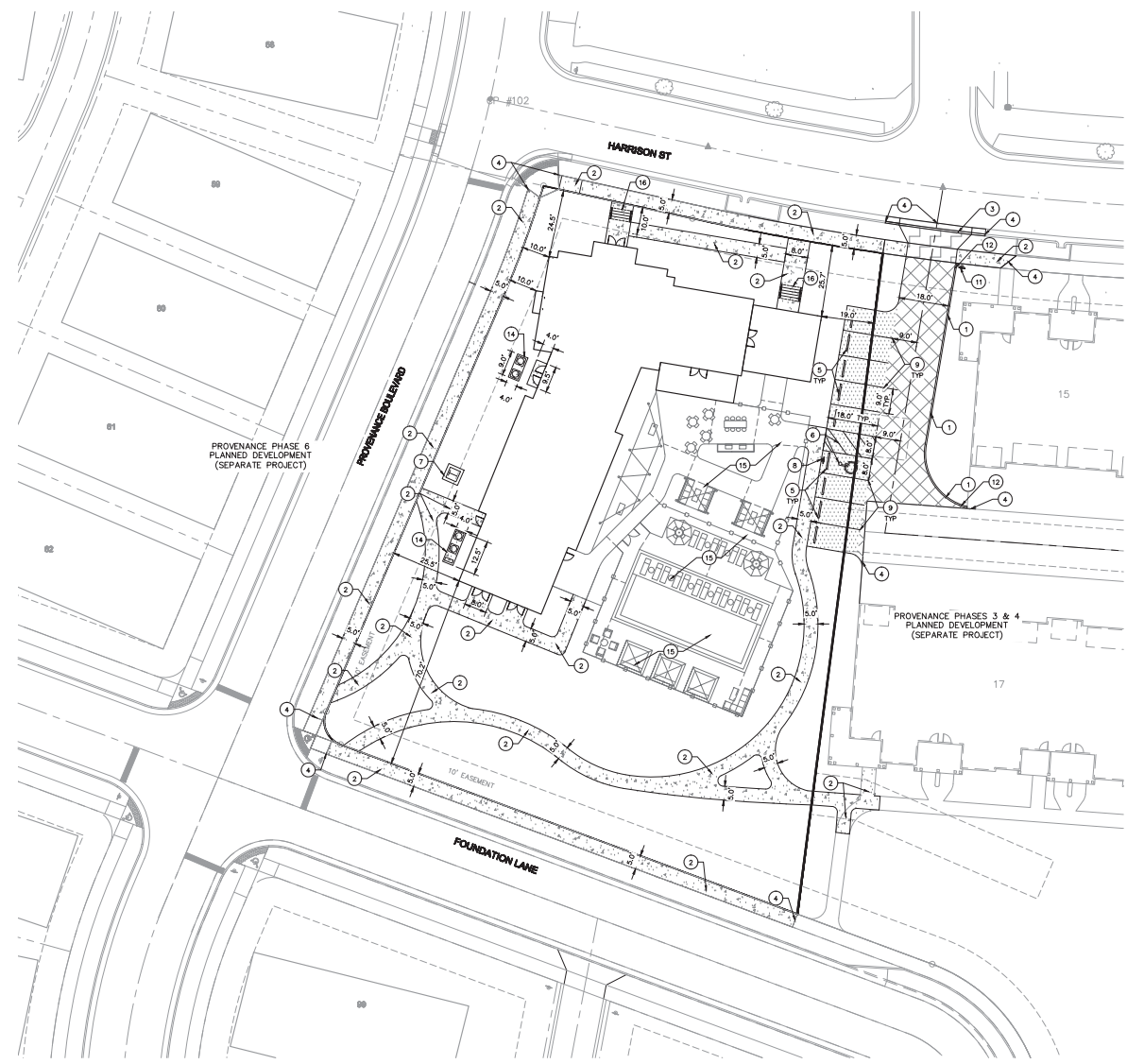
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

KEY NOTES

- 4" CONCRETE STANDING CURB (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- CONCRETE CURB AND GUTTER (SEE DETAILS)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKING, TYP. (SEE DETAILS)
- TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
- BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- 2" CURB TAPER (SEE DETAILS)
- ACCESSIBLE CONCRETE RAMP (REFER TO GRADING AND DRAINAGE PLAN)
- CONCRETE PAD FOR CONDENSER UNIT (SEE DETAILS FOR PAD; REFER TO ARCHITECTURAL PLANS)
- AMENITY SPACE (REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION)
- 6" RISER, 12" TREAD STEPS (REFER TO GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION. SEE ARCHITECTURAL PLANS FOR DETAIL)

SITE NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
- RAIS ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MDP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



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SCALE: AS NOTED	 KIMLEY-HORN AND ASSOCIATES, INC. 100 EAST COUNTY DRIVE, SUITE 2000 INDIANAPOLIS, IN 46204 PHONE: 317-434-4400 WWW.KIMLEY-HORN.COM
DESIGNED BY: ONE	
DRAWN BY: CLK	
CHECKED BY: MMF	
FOR REVIEW & COMMENT	
SITE PLAN	
PROVENCE PHASE 5 WEST LAFAYETTE, IN 47906	
ORIGINAL ISSUE:	09/23/25
KHA PROJECT NO.	170187006
SHEET NUMBER	C3.0

Z-2942
Provenance Planned Development
Phase 5
FINAL DETAILED PLANS
RESOLUTION PD-26-01

Staff Report
January 2, 2026

BACKGROUND:

On November 20, 2024, APC recommended approval of a reclassification from PDMX to PDRS on approximately 9.77 acres in West Lafayette. The approved preliminary plans for this phase allow for the construction of the primary neighborhood amenity: a 6,696 square foot clubhouse with outdoor recreational areas. The West Lafayette City Council approved the rezone on February 3, 2025.

Petitioner’s Final Detailed Plans consist of the Construction Plans and Final Plat and meet all required conditions at this stage of development. Bonding has been approved but not yet submitted.

Once these plans are approved and recorded, and bonding submitted, the owner will be clear to apply for improvement location permits with the city, pending completion of all necessary roads/streets, and begin construction on this phase of the planned development.

STAFF RECOMMENDATION:

Approval of Resolution PD-26-01

**THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY**

NOTICE OF PUBLIC HEARING

DATE.....JANUARY 21, 2026
 TIME..... 6:00 P.M.
 PLACE COUNTY OFFICE BUILDING
 20 NORTH 3RD STREET
 LAFAYETTE, IN 47901

**(TENTATIVE)
A G E N D A**

- I. ELECTION OF OFFICERS
- II. BRIEFING SESSION
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
- V. PUBLIC HEARING
 - A. SUBDIVISIONS

- 1. **S-5318 DAYTON ROAD SUBDIVISION (major-preliminary):**
 Petitioner is seeking preliminary plat approval for a 108-lot (plus 3 outlots) single-family residential subdivision on 48.17 acres, located on the west side of Dayton Road (across from Baker Farms) in Dayton, Sheffield 09 (SW) and 08 (SE) 22-3.
- 2. **S-5319 BOWER RIDGE ESTATES SUBDIVISION (major-preliminary):**
 Petitioner is seeking preliminary plat approval for an 84 lot (plus 2 outlots) single-family residential subdivision on 44.84 acres, located between CR 300 W and 250 W, west of Hadley Lake, north of Derbyshire Court, in Wabash 35 (SW) 24-5 and 02 (NW) 23-5. *This preliminary plat would replace the previously approved Bower Ridge Estates preliminary plat (S-5272).*
- 3. **S-5320 ENCLAVE AT KLONDIKE (major-preliminary):**
 Petitioner is seeking preliminary plat approval for a 3-lot mixed use development (two lots are zoned GB; one lot is zoned R3) of 26.57 acres. The R3 portion would have a 13 building, 240 unit (plus clubhouse) multi-family development on the west side of Klondike Road, north of Lafayette Venetian Blind in Wabash 03 (SE) 23-5.

B. REZONING ACTIVITIES**1. Z-3016 PARKVIEW HEALTH SYSTEM, INC. (I3 and/or OR to MR):**

Petitioner is seeking a rezone of 26.301 acres for a proposed medical facility located west of Yeager Road, between Endeavour Drive and Kalberer Road in West Lafayette, Wabash 01 (NE) 23-5.

2. Z-3017 CITY OF WEST LAFAYETTE (R1 to NB):

Petitioner is seeking a rezone for the West Lafayette Fire Station located on the north side of Kalberer between Yeager and N. Salisbury, specifically 1800 Kalberer Road, West Lafayette, Wabash 6 (NW) 23-4.

3. Z-3018 JHS INVESTMENTS GROUP, LLC (NB & R1 to GB):

Petitioner is requesting rezoning of two lots located at the southeast corner of Old US 231 and CR 500 S, specifically 5011 Old US Hwy 231 S, in Wea 20 (NW) 22-4.

VI. ADMINISTRATIVE MATTERS**VII. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA****VIII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals****IX. DIRECTOR'S REPORT****X. CITIZENS' COMMENTS AND GRIEVANCES****XI. ADJOURNMENT**

Per Indiana State Statute, the membership of the Area Plan Commission must be included on all agendas starting July 2025. The APC membership is as follows:

Pres. Gary Schroeder, citizen appointment of the Tippecanoe County Commissioners, 1/26 thru 12/26
Vice Pres. Jerry Reynolds, Lafayette City Council representative, 1/26 thru 12/26
Vicki Pearl, citizen appointment of the Tippecanoe County Commissioners, 1/26 thru 12/26
Tom Murtaugh, Tippecanoe County Commissioners' representative, 1/26 thru 12/26
Tracy Brown, Tippecanoe County Commissioners' representative, 1/26 thru 12/26
Jody Hamilton, Tippecanoe County Council representative, 1/26 thru 12/28
Ben Carson, Tippecanoe County Council representative, 1/26 thru 12/28
Jackson Bogan, Lafayette Mayor Roswarski's appointment, 1/26 thru 12/26
Todd Roswarski, Lafayette Mayor Roswarski's appointment, 1/26 thru 12/26
Stephen Snyder, Lafayette City Council representative, 1/26 thru 12/28
Jason Dombkowski, West Lafayette Mayor Easter's appointment, 1/26 thru 12/26
Brad Hallberg, West Lafayette Mayor Easter's appointment, 1/26 thru 12/26
Kathy Parker, West Lafayette City Council representative, 1/26 thru 12/26
Larry Leverenz, West Lafayette City Council representative, 1/26 thru 12/26
Chad Lohmeyer, Battle Ground Town Board representative, 1/26 thru 12/26
Steve Schuhle, Dayton Town Board representative, 1/26 thru 12/26
Diana Luper, Clarks Hill Town Board representative, 1/26 thru 12/26

THE AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE: JANUARY 28, 2026
 TIME: 6:00 P.M.
 PLACE: COUNTY OFFICE BUILDING
 20 N. 3RD STREET
 LAFAYETTE, IN 47901

Tentative AGENDA

Links to watch the livestream can be found on the APC website at:

<https://www.youtube.com/c/TippecanoeCountyGovernment>

- I. APPROVAL OF MINUTES
- II. NEW BUSINESS
- III. PUBLIC HEARING

1. **BZA-2217 DUNBAR ELECTRIC**

Petitioner and owner, represented by James D. Hall of JD Hall Land Surveying, requests a variance to reduce the parking ratio from the number of spaces required by Parking Group 6 (currently unknown for this site) to 40 spaces for a proposed electrical contracting business (SIC 15). The GB-zoned property is located near the southeast corner of State Road 38 E and Yost Drive, more commonly known as 303 Yost Drive, Dayton, Sheffield 8 (NE) 22-3. (UZO 4-6-3)

2. **BZA-2218 CASEY B. GILES**

Petitioner, on behalf of owner Octavio Gaeta, requests a special exception to legalize an existing transient guest house (SIC 702) for a maximum of 12 guests in a single-family dwelling operating 24 hours per day, 7 days per week. The A-zoned property is located a quarter mile north of the intersection of W 650 N and N 50 W, more commonly known as 6682 N 50 W, Tippecanoe 19 (NW) 24-4.

3. **BZA-2219 HEBER REAL ESTATE**

Petitioner and owner requests a special exception to legalize an existing transient guest house (SIC 702) for a maximum of 8 guests in one unit of a two-family dwelling operating 24 hours per day, 7 days per week. The R2-zoned property is Lot 3 of Harold Bays Minor Subdivision, more commonly known as 4939 N River Road, Tippecanoe 33 (NE) 24-4.

- IV. ADMINISTRATIVE MATTERS
Planning Pointers
- V. ADJOURNMENT

Per Indiana State Statute, the membership of the Area Board of Zoning Appeals must be included on all agendas starting July 2025. The ABZA membership is as follows:

President Steve Clevenger, Tippecanoe County appointment, 1/25 thru 12/28
Vice President Robert Novak, City of Lafayette appointment, 1/26 thru 12/26
Tim Vanderplatts, Tippecanoe County appointment, 1/23 thru 12/26
Ed Butz, City of Lafayette appointment, 1/25 thru 12/28
Brad Hallberg, APC appointment, 12/25 thru 12/26
Gary Schroeder, APC appointment, 1/26 thru 12/26
[Vacant], City of West Lafayette appointment

Determination of Variances
Lafayette Board of Zoning Appeals
Meeting Date: January 20, 2025

December 31, 2025

1. CASE #2026-01 WALMART REAL ESTATE BUSINESS TRUST

Petitioner and owner, represented Heather Werner of Sign Crafters, Inc., requests the following variances for construction of an accessory gasoline service station in a GB zone:

1. A variance to increase the total sign area on the sign lot from the maximum allowed 95sqft to 251.17sqft. (UZO 4-8-5);
2. A variance to increase the maximum allowed freestanding sign area from 40sqft to 138.4sqft (UZO 4-8-6).

The property is located at the southeast corner of Park East Blvd and Commerce Drive, at 4205 Commerce Drive, Lafayette, Fairfield 25 (NW) 23-4.

2. CASE #2026-02 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a two-family dwelling in an R2U zone:

1. A variance to reduce the minimum allowed lot area from 6,000sqft. to 3,824sqft. (UZO 2-8-4);
2. A variance to reduce the minimum allowed lot width from 60' to 32.9' (UZO 2-8-5);
3. A variance to increase the building coverage ratio from the maximum allowed 35% to 58% (UZO 2-8-6);
4. A variance to reduce the vegetative coverage ratio from the minimum allowed 30% to 27.1% (UZO 2-8-6);
5. A variance to reduce a front (west) setback from the minimum allowed 15' to 10' (UZO 2-8-7);
6. A variance to reduce a side (north) setback from the minimum allowed 6' to 0.9' (UZO 2-8-9);
7. A variance to reduce a side (south) setback from the minimum allowed 6' to 4' (UZO 2-8-9);
8. A variance to reduce a rear (east) setback from the minimum allowed 20' to 15' (UZO 2-8-8);
9. A variance to reduce an off-street parking requirement from the minimum allowed two spaces per dwelling unit to one space per dwelling unit (UZO 2-8-11).

The property is proposed Lot 1 of Tengen Block Major Subdivision, commonly known as 117 S 7th Street, Lafayette, Fairfield 29 (NE) 23-4.

3. CASE #2026-03 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a two-family dwelling in an R2U zone:

1. A variance to reduce the minimum allowed lot area from 6,000sqft. to 4,170sqft. (UZO 2-8-4);
2. A variance to reduce the minimum allowed lot width from 60' to 36.37' (UZO 2-8-5);
3. A variance to increase the building coverage ratio from the maximum allowed 35% to 54% (UZO 2-8-6);
4. A variance to reduce the vegetative coverage ratio from the minimum allowed 30% to 26.5% (UZO 2-8-6);
5. A variance to reduce a front (west) setback from the minimum allowed 15' to 10' (UZO 2-8-7);
6. A variance to reduce a side (north) setback from the minimum allowed 6' to 2' (UZO 2-8-9);
7. A variance to reduce a side (south) setback from the minimum allowed 6' to 2' (UZO 2-8-9);
8. A variance to reduce a rear (east) setback from the minimum allowed 20' to 15' (UZO 2-8-8);
9. A variance to reduce an off-street parking requirement from the minimum allowed two spaces per dwelling unit to 1.5 spaces per dwelling unit (UZO 2-8-11).

The property is proposed Lot 2 of Tengen Block Minor Subdivision, commonly known as 119 S 7th Street, Lafayette, Fairfield 29 (NE) 23-4.

4. CASE #2026-04 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a two-family dwelling in an R2U zone:

1. A variance to reduce the minimum allowed lot area from 6,000sqft. to 4,449sqft. (UZO 2-8-4);
2. A variance to reduce the minimum allowed lot width from 60' to 37.19' (UZO 2-8-5);
3. A variance to increase the building coverage ratio from the maximum allowed 35% to 50% (UZO 2-8-6);
4. A variance to reduce the vegetative coverage ratio from the minimum allowed 30% to 26.3% (UZO 2-8-6);
5. A variance to reduce a front (west) setback from the minimum allowed 15' to 10' (UZO 2-8-7);
6. A variance to reduce a side (north) setback from the minimum allowed 6' to 2' (UZO 2-8-9);
7. A variance to reduce a side (south) setback from the minimum allowed 6' to 3' (UZO 2-8-9);
8. A variance to reduce a rear (east) setback from the minimum allowed 20' to 15' (UZO 2-8-8);
9. A variance to reduce an off-street parking requirement from the minimum allowed two spaces per dwelling unit to 1.5 spaces (UZO 2-8-11).

The property is proposed Lot 3 of Tengen Block Minor Subdivision, commonly known as 123 S 7th Street, Lafayette, Fairfield 29 (NE) 23-4.

5. CASE #2026-05 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a two-family dwelling in an R2U zone:

1. A variance to reduce the minimum allowed lot area from 6,000sqft. to 4,561sqft. (UZO 2-8-4);
2. A variance to reduce the minimum allowed lot width from 60' to 37.63' (UZO 2-8-5);
3. A variance to increase the building coverage ratio from the maximum allowed 35% to 48% (UZO 2-8-6);
4. A variance to reduce the vegetative coverage ratio from the minimum allowed 30% to 21% (UZO 2-8-6);
5. A variance to reduce a front (east) setback from the minimum allowed 15' to 10' (UZO 2-8-7);
6. A variance to reduce a side (south) setback (with street frontage) from the minimum allowed 15' to 5' (UZO 2-8-7);
7. A variance to reduce a side (north) setback from the minimum allowed 6' to 3' (UZO 2-8-9);
8. A variance to reduce an off-street parking requirement from the minimum allowed two spaces per dwelling unit to one space (UZO 2-8-11).

The property is proposed Lot 4 of Tengen Block Minor Subdivision, commonly known as 127 S 7th Street, Lafayette, Fairfield 29 (NE) 23-4.

6. CASE #2026-06 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a single-family dwelling in an R2U zone:

1. A variance to increase the building coverage ratio from the maximum allowed 35% to 37% (UZO 2-8-6);
2. A variance to reduce the vegetative coverage ratio from the minimum allowed 30% to 28.9% (UZO 2-8-6);
3. A variance to reduce a rear setback from the minimum allowed 20' to 15' (UZO 2-8-8).

The property is proposed Lot 5 of Tengen Block Minor Subdivision, Lafayette, Fairfield 29 (NE) 23-4.

7. CASE #2026-07 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a single-family home in an R2U zone:

1. A variance to reduce the minimum allowed lot area from 4,000sqft. to 3,023sqft. (UZO 2-8-4);
2. A variance to reduce the minimum allowed lot width from 40' to 32.01' (UZO 2-8-5);
3. A variance to increase the building coverage ratio from the maximum allowed 35% to 43% (UZO 2-8-6);
4. A variance to reduce a rear (west) setback from the minimum allowed 20' to 15' (UZO 2-8-8).

The property is proposed Lot 6 of Tengen Block Minor Subdivision, more commonly known as 24 S 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

8. CASE #2026-08 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a single-family home in an R2U zone:

1. A variance to reduce the minimum allowed lot width from 40' to 30.8' (UZO 2-8-5);
2. A variance to reduce a side (south) setback from the minimum allowed 6' to 5' (UZO 2-8-9).

The property is proposed Lot 7 of Tengen Block Minor Subdivision, more commonly known as 24 S 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

9. CASE #2026-09 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a single-family home in an R2U zone:

1. A variance to reduce the minimum allowed lot area from 4,000sqft. to 3,889sqft. (UZO 2-8-4);
2. A variance to reduce the minimum allowed lot width from 40' to 32.91' (UZO 2-8-5);
3. A variance to reduce a side (north) setback from the minimum allowed 6' to 3' (UZO 2-8-9).

The property is proposed Lot 8 of Tengen Block Minor Subdivision, more commonly known as 20 S 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

10. CASE #2026-10 TRIPLE R, LLC

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a single-family home in an R2U zone:

1. A variance to reduce the minimum allowed lot area from 4,000sqft. to 3,047sqft. (UZO 2-8-4);
2. A variance to reduce the minimum allowed lot width from 40' to 32.01' (UZO 2-8-5);
3. A variance to increase the building coverage ratio from the maximum allowed 35% to 42.8% (UZO 2-8-6);
4. A variance to reduce a rear (west) setback from the minimum allowed 20' to 15' (UZO 2-8-8).

The property is unplatted and located just north of the recently built home at 106 S 8th Street, more commonly known as 102 S 8th Street, Lafayette, Fairfield 29 (NE) 23-4.

11. CASE #2026-11 TIPPECANOE LAND HOLDING, INC.

Petitioner, represented by Kevin J. Riley of RTS Law, requests a variance to reduce a side (northwest) setback from the required 6' to 3' to allow construction of a single family home. The R1U-zoned property is adjacent to Lot 43 of Ensminger's Addition and commonly known as 113 Walnut Street, Lafayette, Fairfield 29 (NW) 23-4.

12. CASE #2026-12 TIPPECANOE LAND HOLDING, INC.

Petitioner, represented by Kevin J. Riley of RTS Law, requests the following variances to allow construction of a single-family home in an R2U zone:

1. A variance to reduce a side (west) setback from the minimum allowed 6' to 4' (UZO 2-8-9).
2. A variance to reduce a side (east) setback from the minimum allowed 6' to 4' (UZO 2-8-9).
3. A variance to reduce a rear (south) setback from the minimum allowed 20' to 19' (UZO 2-8-8).

The property is part of Lot 15 of Hanna & Reynolds Addition, more commonly known as 1009 Cincinnati Street, Lafayette, Fairfield 21 (SW) 23-4.

13. CASE #2026-13 AARON WALKER

Petitioner, represented by Ryan Munden of RTS Law, requests the following variances to allow the conversion of an existing single-family dwelling to a two-family dwelling in an R2U zone:

1. A variance to reduce a side (northeast) setback from the minimum allowed 6' to 2' (UZO 2-8-9).
2. A variance to reduce a side (southwest) setback from the minimum allowed 15' to 6.6' (UZO 2-8-7).
3. A variance to reduce a front (northwest) setback from the minimum allowed 15' to 8.2' (UZO 2-8-7).
4. A variance to reduce a rear (southeast) setback from the minimum allowed 6' to 5.1' for an accessory structure (UZO 2-8-8).
5. A variance to reduce the minimum allowed lot width from 60' to 58.9' (UZO 2-8-5).

The property is Lot 45 of Monon Addition, more commonly known as 2101 Monon Ave, Lafayette, Fairfield Longlois Reserve (SW) 23-4.

14. CASE #2026-14 LOIS JAQUES CANNA PROPERTIES

Petitioner, represented by Jessica Collaco, requests the following variances to bring an existing two-family home into conformance in an R2U zone:

1. A variance to reduce the minimum allowed lot area from 6,000sqft. to 4,400sqft. (UZO 2-8-4);
2. A variance to reduce a rear (west) setback from the required 20' to 6.25' (UZO 2-8-8);
3. A variance to reduce a side (north) setback from the required 6' to 0' (UZO 2-8-9);
4. A variance to reduce the minimum allowed lot width from 60' to 44' (UZO 2-8-5).

The property is part of Lot 7 of the Justice Addition to Linwood, more commonly known as 1509 N 17th Street, Lafayette, Fairfield (SW) 23-4.

RECOMMENDATION:

Staff advises that the above requests do not constitute use variances.

MONTHLY BUDGET REPORT
November 27, 2025 - December 31, 2025

ACCOUNT NUMBER AND NAME		TOTAL APPROPRIATION	ENCUMBRANCE FROM LY	MID YR/ END YR TRANSERS	TOTAL	EXPENDITURES THIS MONTH	EXPENDITURES TO DATE	APPROPRIATION BALANCE
1000-2510-1110	Full Time Personnel	\$1,087,340.00			\$1,087,340.00	\$86,402.95	\$1,072,219.86	\$15,120.14
1000-2510-1130	Part Time Personnel	\$7,000.00			\$7,000.00		\$3,442.50	\$3,557.50
TOTAL PERSONAL SERVICES		\$1,094,340.00			\$1,094,340.00	\$86,402.95	\$1,075,662.36	\$18,677.64
1000-2510-2110	Office Supplies-General	\$3,000.00			\$3,000.00	\$872.84	\$2,698.64	\$301.36
1000-2510-2130	Printing & Signs for Purch	\$1,000.00		\$900.00	\$1,900.00		\$1,600.00	\$300.00
1000-2510-2140	Minor Equipment	\$2,500.00			\$2,500.00	\$726.72	\$2,183.98	\$316.02
1000-2510-2210	Gasoline & Oil	\$1,600.00			\$1,600.00		\$1,224.85	\$375.15
1000-2510-2220	Operating Supplies/Institutional or Medical	\$500.00			\$500.00		\$487.55	\$12.45
TOTAL SUPPLIES		\$8,600.00		\$900.00	\$9,500.00	\$1,599.56	\$8,195.02	\$1,304.98
1000-2510-3110	Legal Services (outside counsel)	\$103,300.00			\$103,300.00	\$8,858.70	\$80,076.80	\$23,223.20
1000-2510-3190	Other Professional Services	\$5,000.00			\$5,000.00			\$5,000.00
1000-2510-3310	Published Legals	\$750.00			\$750.00		\$515.12	\$234.88
1000-2510-3620	Repair Veh & Equip	\$1,500.00			\$1,500.00		\$24.00	\$1,476.00
1000-2510-3910	Dues & Subscriptions	\$5,000.00			\$5,000.00	\$55.98	\$906.80	\$4,093.20
1000-2510-3210	Travel Costs and Mileage	\$8,000.00			\$8,000.00	\$45.57	\$7,384.50	\$615.50
TOTAL OTHER SERVICES & CHARGES		\$123,550.00			\$123,550.00	\$8,960.25	\$88,907.22	\$34,642.78
TOTAL OPERATING EXPENSES		\$132,150.00		\$900.00	\$133,050.00	\$10,559.81	\$97,102.24	\$35,947.76
TOTAL BUDGET		\$1,226,490.00		\$900.00	\$1,227,390.00	\$96,962.76	\$1,172,764.60	\$54,625.40

Social Security \$83,718.00
 PERF Retirement \$121,783.00
 Furnished by County
 TOTAL BUDGET \$1,431,991.00