

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

EXECUTIVE COMMITTEE
NOTICE OF PUBLIC HEARING

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

AGENDA

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

- 1. **S-5321 WIGGINS PLACE SUBDIVISION (minor-sketch):**
 Petitioner is seeking sketch plan approval of a four-lot single-family residential subdivision on 7.98 acres located at the southeast corner of Salisbury (CR 50 W) and the proposed east-west collector (aka CR 425 N) in West Lafayette, Tippecanoe 31 (SE) 24-4.

Continued to the February 18th APC meeting to work out sewer/septic issues.

- IV. APPROVAL OF THE FEBRUARY APC PUBLIC HEARING AGENDA
- V. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA
- VI. DETERMINATION OF VARIANCES – Lafayette Division of the ABZA
- VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

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..... JANUARY 7, 2026
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	Larry Leverenz	Ryan O’Gara	Amanda Esposito
Diana Luper	Gary Schroeder	Jerry Reynolds	Kathy Lind	Nathan McBurnett
Tom Murtaugh			Eric Burns, Atty	

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

I. APPROVAL OF MINUTES

Jackson Bogan moved to approve the minutes of the December 3, 2025, meeting. Diana Luper seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

A. FINAL DETAILED PLANS

Jackson Bogan moved to hear and vote on **Resolution PD-26-01**. Diana Luper seconded.

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.

Amanda Esposito, APC staff, presented the final detailed plans including construction plans and final plat for the final phase of the redone Phase 4 & 5 of Provenance. The planned development was approved back in November 2024, and the rezone was approved in February 2025. Site plans were shown of the clubhouse and amenity space. They have bonding already and can now apply for location permits.

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

Greg Koziol, Old Town Companies, 525 North End Drive, Carmel, representing the petitioner, stated that the clubhouse will serve Phases 2, 3, 4, and 6. It will be a combined HOA that serves the community and includes a shared fitness center, pool, grill features, etc. They have received their FAA approval.

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-26-01**.

Yes – Votes			No - Votes
Jackson Bogan	Tom Murtaugh	Gary Schroeder	(none)
Diana Luper	Kathy Parker		

III. PUBLIC HEARING

No items.

IV. APPROVAL OF THE JANUARY APC PUBLIC HEARING AGENDA

Jackson Bogan moved that the following subdivision petitions be placed on the January 21, 2026 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-5318 DAYTON ROAD SUBDIVISION (major-preliminary),**
- S-5319 BOWER RIDGE ESTATES SUBDIVISION (major-preliminary), and**
- S-5320 ENCLAVE AT KLONDIKE (major-preliminary).**

Diana Luper seconded, and the motion carried by unanimous voice vote.

Jackson Bogan moved to place the following rezone petitions on the January 21, 2026 Area Plan Commission public hearing agenda:

- Z-3016 PARKVIEW HEALTH SYSTEM, INC. (I3 and/or OR to MR),**
- Z-3017 CITY OF WEST LAFAYETTE (R1 to NB), and**
- Z-3018 JHS INVESTMENTS GROUP, LLC (NB & R1 to GB).**

Diana Luper seconded, and the motion carried by unanimous voice vote.

V. APPROVAL OF THE JANUARY ABZA PUBLIC HEARING AGENDA

Jackson Bogan moved to place the following petitions on the January 28, 2026 Area Board of Zoning Appeals public hearing agenda:

- BZA-2217 DUNBAR ELECTRIC,**
- BZA-2218 CASEY B. GILES, and**
- BZA-2219 HEBER REAL ESTATE.**

Diana Luper seconded, and the motion carried by unanimous voice vote.

VI. DETERMINATION OF VARIANCES – Lafayette Division of the ABZA

Jackson Bogan 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:

- #2026-01 WALMART REAL ESTATE BUSINESS TRUST,**
- #2026-02 TRIPLE R, LLC,**
- #2026-03 TRIPLE R, LLC,**
- #2026-04 TRIPLE R, LLC,**
- #2026-05 TRIPLE R, LLC,**
- #2026-06 TRIPLE R, LLC,**
- #2026-07 TRIPLE R, LLC,**
- #2026-08 TRIPLE R, LLC,**
- #2026-09 TRIPLE R, LLC,**
- #2026-10 TRIPLE R, LLC,**
- #2026-11 TIPPECANOE LAND HOLDING, INC,**
- #2026-12 TIPPECANOE LAND HOLDING, INC,**
- #2026-13 AARON WALKER, and**
- #2026-14 LOIS JAQUES CANNA PROPERTIES.**

Diana Luper seconded, and the motion carried by unanimous voice vote.

VII. REVIEW AND APPROVAL OF THE DECEMBER BUDGET REPORT

Jackson Bogan moved to approve the December 2025 Budget Report as submitted. Diana Luper seconded.

Ryan O’Gara reported that they closed out the year with final equipment expenses, i.e. signs.

The motion carried by unanimous voice vote.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Jackson Bogan moved to adjourn. Meeting adjourned at 4:38 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

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE..... FEBRUARY 18, 2026
TIME..... 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, IN 47901

(Tentative)
AGENDA

- I. BRIEFING SESSION
- II. APPROVAL OF MINUTES
- III. NEW BUSINESS

RESOLUTION 2026-01 TWYCKENHAM EDA AMENDMENT

This resolution would determine that a city redevelopment commission resolution and amendment to the Twyckenham EDA conforms to the *Comprehensive Plan* for the City of Lafayette.

- IV. PUBLIC HEARING
 - A. UZO AMENDMENTS

AMENDMENT #124, R3W & R4W HEIGHT AND ADU UPDATE:

This amendment to the Unified Zoning Ordinance would create a 40' height limit in the multi-family zones of West Lafayette and make some changes to the ADU (Accessory Dwelling Unit) section of the ordinance.

- B. SUBDIVISIONS
 - 1. **S-5322 TENGEN BLOCK SUBDIVISION, a replat of lots 1-6 in R.C. Kendall’s Addition to Lafayette (major-preliminary):**
Petitioner is seeking preliminary plat approval of a proposed single-family and two-family residential subdivision of 8 lots on 1.04 acres located between 7th and 8th Streets, north of Oregon Street, in Lafayette, Fairfield 29 (NE) 23-4.

Nondiscrimination & Accessibility Notice

Tippecanoe County does not discriminate on the basis of race, color, national origin, religion, sex, age, marital status, disability, or veteran status. If you need a reasonable accommodation, including auxiliary aids or language assistance to participate in a public meeting or access a County service, please contact the Tippecanoe County ADA/Title VI Coordinator at (765) 423-9215 or by email: accessibility@tippecanoe.in.gov at least 48–72 hours before the event. Forms and additional details are available on our website:

2. **S-5323 MAC'S RANDOLPH SUBDIVISION (minor-sketch):**
Petitioner is seeking a replat of Lot 2 in Galloway minor subdivision plus additional unplatted land totaling 3.395 acres, for a one-lot commercial subdivision for a fueling center, located at the southwest corner of US 231 and SR 28 in the unincorporated town of Romney, Randolph 19 (NE) 21-4.

C. REZONING ACTIVITIES

1. **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. With Commitment. CONTINUED FROM THE JANUARY 21ST APC MEETING AT PETITIONER'S REQUEST.
2. **Z-3019 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T to R3):**
Petitioner is seeking a rezone of 9.211 acres, part of the preliminarily approved Millbrook Subdivision, located on the east side of Yeager Road, north of Hadley Moors Subdivision in Wabash 36 (NE) 24-5. With commitment.
3. **Z-3020 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T & R3 to R1C):**
Petitioner is seeking a rezone of 16.438 acres, part of the preliminarily approved Millbrook Subdivision, located on the northeast side of Yeager Road, north of Hadley Moors Subdivision in Wabash 36 (NE) 24-5.
4. **Z-3021 WAYNE RISER (I3 to GB):**
Petitioner is requesting a rezone of one lot located at the southwest corner of David Howarth Drive and Veterans Memorial Pkwy S, specifically, 3680 Burr Swezey Drive, in Lafayette, Wea 11 (NW) 22-4. With commitment.
5. **Z-3022 KERKHOFF BROTHERS PARTNERSHIP (300W)(A to RE):**
Petitioner is requesting a rezone of 31.035 acres for a proposed rural estate subdivision of 11 lots, located on the east side of CR 300 W, north of CR 600 N and south of CR 750 N, Wabash 23 (NW) 24-5.
6. **Z-3023 KERKHOFF BROTHERS PARTNERSHIP (500N)(A to RE):**
Petitioner is requesting a rezone of 15.369 acres for a proposed rural estate subdivision of 7 lots, located on the north side of CR 500 N, west of Morehouse Road, in Wabash 26 (SW) and 27 (SE) 24-5.

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[Tippecanoe County ADA & Title VI Compliance](#)

- 7. **Z-3024 HABITAT FOR HUMANITY LAFAYETTE (R1 to R1C):**
 Petitioner is requesting a rezone of two tracts totaling 1.5 acres located between Walker Lane and Walker Court, west of Powderhouse Lane in Lafayette, Fairfield 31 (SE) 23-4.

- 8. **Z-3025 RIGHT STEPS CDC (R2 to NBU):**
 Petitioner is requesting a rezone of property located at 1200 N 19th Street and 1801 Hanna Street (the site of the former Hanna Community Center) for a proposed childcare center, located in Lafayette, Fairfield 21 (NE) 23-4.

- V. ADMINISTRATIVE MATTERS

- VI. APPROVAL OF THE MARCH EXECUTIVE COMMITTEE AGENDA

- VII. DETERMINATION OF VARIANCES -- Area Board of Zoning Appeals

- VIII. DIRECTOR'S REPORT

- IX. CITIZENS' COMMENTS AND GRIEVANCES

- X. 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:

- President Jackson Bogan, Lafayette Mayor Roswarski's appointment, 1/26 thru 12/26
- Vice President Larry Leverenz, West Lafayette City Council representative, 1/26 thru 12/26
- Gary Schroeder, citizen appointment of the Tippecanoe County Commissioners, 1/26 thru 12/26
- 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
- Todd Roswarski, Lafayette Mayor Roswarski's appointment, 1/26 thru 12/26
- Stephen Snyder, Lafayette City Council representative, 1/26 thru 12/28
- Stason Wiete, 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
- 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

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[Tippecanoe County ADA & Title VI Compliance](#)

THE AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE:FEBRUARY 25, 2026
TIME:6:00 P.M.
PLACE: COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

Tentative **A G E N D A**

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-2220 WALMART REAL ESTATE BUSINESS TRUST**

Petitioner and owner, represented by Heather Werner of Sign Crafter, Inc., requests the following variances to install signage for an accessory gasoline service station:

- 1. To increase the height of a freestanding sign from the maximum allowed 24’ to 30’ (UZO 4-8-6);
- 2. To increase the area for a freestanding sign from the maximum allowed 100sqft to 152sqft (UZO 4-8-6);
- 3. To increase the total sign area on the sign lot from the maximum allowed 240sqft to 686sqft (UZO 4-8-5).

The GB-zoned property is located at the southwest corner of Cumberland Avenue and Sagamore Parkway West, addressed 2801 Northwestern Avenue, Wabash 12 (NE) 23-5.

2. **BZA-2221TOMISH DEVELOPERS, LLC**

Petitioner and owner, represented by Ryan Munden of RTS Law, requests the following variances to allow construction of a multifamily apartment building:

- 1. To increase the building height from the maximum allowed 14’ measured to the floor of the uppermost finished story to 24’3/4” (UZO 2-12-11);
- 2. To reduce the number of parking spaces from the required 13 spaces to 2 spaces (UZO 4-6-4);
- 3. To decrease the lot width from the minimum required 70’ to 37’4” (UZO 2-

- 12-6);
4. To reduce the lot area from the minimum allowed 7,900sqft to 4,863sqft (UZO 2-12-5).

The R4W-zoned property is the south half of Lot 8 of N & E.C. Pierce's Addition, more commonly known as 226 South Grant Street, Wabash 19 (SE) 23-4.

3. **BZA-2222 TOMISH DEVELOPERS, LLC**

Petitioner and owner, represented by Ryan Munden of RTS Law, requests the following variances to allow construction of a multifamily apartment building:

1. To increase the building height from the maximum allowed 14' measured to the floor of the uppermost finished story to 26'5-9/16" (UZO 2-12-11);
2. To reduce a rear (north) setback from the minimum allowed 25' to 8'5" (UZO 2-12-8);
3. To decrease the lot width from the minimum required 70' to 63'8" (UZO 2-12-6);
4. To increase the building coverage ratio from the maximum allowed 40% to 58.4% (UZO 2-12-7).

The R4W-zoned property is Lot 15 of N & E.C. Pierce's Addition, more commonly known as 230 Harrison Street, Wabash 19 (SE) 23-4.

IV. ADMINISTRATIVE MATTERS
Planning Pointer

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: February 17, 2026

January 29, 2026

CASE #2026-15 ST. RD. 38 LLC

Petitioner and owner, represented by Debbie Margison of Margison Graphics and Signs, requests a variance to increase the total sign area for a sign lot from the maximum allowed 73 square feet to 120.5 square feet. The GB-zoned property is located northwest of the intersection of State Road 38 E and S Creasy Lane, specifically, 3829 E State Road 38, in Lafayette, Fairfield 35 (SW) 23-4.

RECOMMENDATION:

Staff advises that the above request does not constitute a use variance.

MONTHLY BUDGET REPORT
January 01, 2026 - January 28, 2026

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	\$1,129,893.00			\$1,129,893.00	\$75,517.27	\$75,517.27	\$1,054,375.73
1000-2510-1130	Part Time Personnel	\$7,000.00			\$7,000.00			\$7,000.00
TOTAL PERSONAL SERVICES		\$1,136,893.00			\$1,136,893.00	\$75,517.27	\$75,517.27	\$1,061,375.73
1000-2510-2110	Office Supplies- Gen	\$4,500.00			\$4,500.00	\$102.74	\$102.74	\$4,397.26
1000-2510-2130	Printing & Signs for Purch	\$1,000.00			\$1,000.00	\$960.00	\$960.00	\$40.00
1000-2510-2140	Minor Equipment	\$2,500.00			\$2,500.00			\$2,500.00
1000-2510-2210	Gasoline & Oil	\$1,500.00			\$1,500.00			\$1,500.00
1000-2510-2220	Operating Supplies/Uniform	\$100.00			\$100.00			\$100.00
TOTAL SUPPLIES		\$9,600.00			\$9,600.00	\$1,062.74	\$1,062.74	\$8,537.26
1000-2510-3110	Legal Services (outside counsel)	\$60,000.00			\$60,000.00	\$2,790.00	\$2,790.00	\$57,210.00
1000-2510-3170	Translator							
1000-2510-3190	Other Professional Services	\$5,000.00			\$5,000.00			\$5,000.00
1000-2510-3210	Travel Costs and Mileage	\$11,500.00			\$11,500.00			\$11,500.00
1000-2510-3310	Published Legals	\$1,000.00			\$1,000.00			\$1,000.00
1000-2510-3620	Repair Veh & Equip	\$1,500.00			\$1,500.00			\$1,500.00
1000-2510-3910	Dues & Subscriptions	\$1,500.00			\$1,500.00	\$55.98	\$55.98	\$1,444.02
TOTAL OTHER SERVICES & CHARGES		\$80,500.00			\$80,500.00	\$2,845.98	\$2,845.98	\$77,654.02
TOTAL OPERATING EXPENSES		\$90,100.00			\$90,100.00	\$3,908.72	\$3,908.72	\$86,191.28
TOTAL BUDGET		\$1,226,993.00			\$1,226,993.00	\$79,425.99	\$79,425.99	\$1,147,567.01

Social Security \$86,973.00
 PERF Retirement \$126,549.00
 Furnished by County
 TOTAL BUDGET \$1,440,515.00