

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

DATE.....January 21, 2026
TIME.....6:00 P.M.
PLACE.....County Office Building
20 North 3rd Street
Lafayette, IN 47901

*This meeting was held in-person. Members of the public may watch the video of the meeting at
<https://www.facebook.com/TippecanoeCountyIndiana> or <https://www.youtube.com/C/TippecanoeCountyGovernment>*

MEMBERS PRESENT			MEMBERS ABSENT	STAFF PRESENT
Jackson Bogan	Tom Murtaugh	Gary Schroeder	Brad Hallberg	Ryan O’Gara
Tracy Brown	Kathy Parker	Steve Snyder	Larry Leverenz	Amanda Esposito
Ben Carson	Vicki Pearl	Stason Wiete		John Burns
Jody Hamilton	Jerry Reynolds			Eric Burns, Attorney
Chad Lohmeyer	Todd Roswarski			
Diana Luper	Steve Schuhle			

The Area Plan Commission of Tippecanoe County public hearing was held in-person on the 21st day of January 2026 at 6:00 P.M., pursuant to the notice given and agenda posted as provided by law.

Jackson Bogan called the meeting to order. Attorney Eric Burns called roll.

I. ELECTION OF OFFICERS

Eric Burns opened nominations for president.

Gary Schroeder moved to nominate Jackson Bogan for president. Jerry Reynolds seconded. The motion for Jackson Bogan to serve as APC president carried by unanimous voice vote.

Jackson Bogan requested nominations for vice president.

Gary Schroeder moved to nominate Larry Leverenz for vice president. Vicki Pearl seconded.

Jackson Bogan moved that the nominations for vice president be closed. Vicki Pearl seconded. The motion for Larry Leverenz to serve as APC vice president carried by unanimous voice vote.

The following were nominations for Executive Committee representatives:

Gary Schroeder moved that Gary Schroeder and Tom Murtaugh be nominated to represent Tippecanoe County. Vicki Pearl seconded.

Gary Schroeder moved that Jerry Reynolds and Jackson Bogan be nominated to represent the City of Lafayette. Vicki Pearl seconded.

Gary Schroeder moved that Larry Leverenz and Kathy Parker be nominated to represent the City of West Lafayette. Vicki Pearl seconded.

Gary Schroeder moved that Diana Luper be nominated to represent the Towns of Dayton, Battle Ground, and Clarks Hill. Vicki Pearl seconded.

Gary Schroeder moved that the nominations for Executive Committee be closed. Vicki Pearl seconded.

Gary Schroeder moved to cast a unanimous ballot for Gary Schroeder, Tom Murtaugh, Jerry Reynolds, Jackson Bogan, Larry Leverenz, Kathy Parker, and Diana Luper for Executive Committee. Vicki Pearl seconded, and the motion carried by unanimous voice vote.

Jackson Bogan requested nominations for Area Board of Zoning Appeals representatives.

Gary Schroeder moved to nominate Gary Schroeder to represent the Area Plan Commission and Robert Novak to represent the City of Lafayette on the Area Board of Zoning Appeals. Vicki Pearl seconded.

Gary Schroeder moved that the nominations for Executive Committee be closed. Vicki Pearl seconded.

Gary Schroeder moved to cast a unanimous ballot for Gary Schroeder and Robert Novak for the Area Board of Zoning Appeals. Vicki Pearl seconded, and the motion carried by unanimous voice vote.

II. BRIEFING SESSION

Ryan welcomed Stason Wiete as the newest member of APC.

All cases are ready to be heard except for the one continuation: **Z-3018 JHS INVESTMENTS GROUP, LLC (NB & R1 to GB)**.

III. APPROVAL OF THE MINUTES

Gary Schroeder moved to approve the minutes of the December 17, 2025 public hearing as submitted. Vicki Pearl seconded, and the minutes were approved by a unanimous voice vote.

IV. NEW BUSINESS

There was none.

V. 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. Vicki Pearl seconded, and the motion carried by voice vote.

Gary Schroeder moved to continue **Z-3018 JHS INVESTMENTS GROUP, LLC (NB & R1 to GB)** to the February 18th Area Plan Commission public hearing. Vicki Pearl seconded, and the motion carried by voice vote.

A. SUBDIVISIONS

Gary Schroeder moved to hear and vote on **S-5318 HEARTLAND ESTATES SUBDIVISION (formerly Dayton Road Subdivision) (major-preliminary)**. Vicki Pearl seconded.

S-5318 HEARTLAND ESTATES SUBDIVISION (formerly 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.

Amanda Esposito, APC staff, referenced an unimproved property on the south side of Dayton that is currently in row crops. The same developer of the property did Baker Farms across the road. The site plan has standard conditions, and they are requesting to bond. Staff recommended conditional primary approval.

Jackson Bogan called for the petitioner or his representative to make a presentation. There were no comments from the petitioner.

Jackson Bogan asked if anyone in the audience wished to comment. There was none.

Jackson Bogan called for questions from the Board. There were none.

Jackson Bogan called for a vote by white ballot.

Ryan O’Gara collected the ballots and noted 15-Yes to 0-No for conditional primary approval of **S-5318 HEARTLAND ESTATES SUBDIVISION (formerly Dayton Road Subdivision) (major-preliminary)**. The Commission also voted 15-Yes to 0-No to permit bonding.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Diana Luper	Todd Roswarski (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Gary Schroeder
Jody Hamilton	Vicki Pearl	Steve Snyder
Chad Lohmeyer	Jerry Reynolds	Stason Wiete

Gary Schroeder moved to hear and vote on **S-5319 BOWER RIDGE ESTATES SUBDIVISION (major-preliminary)**. Vicki Pearl seconded.

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).*

Ryan O’Gara, APC Staff, stated that this case was previously heard under S-5272 but an adjustment to the right-of-way triggered the submission of a new petition to make the correction. Roadwork is planned along the eastern boundary which needs an extension in the final version of the roadway. There will be a temporary right-of-way until the cul-de-sac is finished. This is in service to the first installment of the US 231 extension. While the intersection alignment is not decided, there’s little question about the direction given Hadley Lake and other factors in the vicinity. County Highway felt comfortable with this deal and staff are supportive. The variance requested with this petition was approved by county commissioners and staff recommended conditional approval.

Jackson Bogan called for the petitioner or his representative to make a presentation.

Nick DiGiacomo, TBIRD Design, 105 N 10th St, Lafayette, representing the petitioner, mentioned the slight change on the cul-de-sac necessitating the variance and requested approval.

Jackson Bogan asked if anyone in the audience wished to comment. There was none.

Jackson Bogan called for questions from the Board. There were none.

Jackson Bogan called for a vote by white ballot. He reminded the commission that the petitioner had requested permission to bond.

Ryan O’Gara collected the ballots and noted 15-Yes to 0-No, approving the subdivision variance request to allow a cul-de-sac length of 950’.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Diana Luper	Todd Roswarski (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Gary Schroeder
Jody Hamilton	Vicki Pearl	Steve Snyder
Chad Lohmeyer	Jerry Reynolds	Stason Wiete

Ryan O’Gara collected the ballots and noted 15-Yes to 0-No for conditional primary approval of **S-5319 BOWER RIDGE ESTATES SUBDIVISION (major-preliminary)**. The Commission also voted 15-Yes to 0-No to permit bonding.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Diana Luper	Todd Roswarski (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Gary Schroeder
Jody Hamilton	Vicki Pearl	Steve Snyder
Chad Lohmeyer	Jerry Reynolds	Stason Wiete

Gary Schroeder moved to hear and vote on **S-5320 ENCLAVE AT KLONDIKE (major-preliminary)**. Vicki Pearl seconded.

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.

John Burns, APC staff, referred to a mostly wooded property next to Maitland Drive. The road currently dead ends in the Blackthorn Subdivision which is served by one entrance on US 52. The addition of the new subdivision will add a new entrance onto Klondike Road. Newly constructed Nugget Lane will provide direct access to schools. Site plans show a 10-ft wide multi-use trail on the north side of Maitland Drive leading to school campus. The subdivision ordinance requires a sidewalk or trail on both sides. However, the county commissioners approved a variance to not install a sidewalk on the south side since Maitland Drive will abut the property. Staff recommended approval.

Jackson Bogan called for the petitioner or his representative to make a presentation.

Pat Williams, TBIRD Design, 105 N 10th Street, Lafayette, representing the petitioner, was present for questions.

Jackson Bogan asked if anyone in the audience wished to comment. There was none.

Jackson Bogan called for questions from the Board. There were none.

Jackson Bogan called for a vote by white ballot with bonding.

Ryan O’Gara collected the ballots and noted 15-Yes to 0-No, approving the subdivision variance request to allow the multi-use trail on the north side of Maitland Drive with no sidewalk or trail on the south side.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Diana Luper	Todd Roswarski (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Gary Schroeder
Jody Hamilton	Vicki Pearl	Steve Snyder
Chad Lohmeyer	Jerry Reynolds	Stason Wiete

Ryan O’Gara collected the ballots and noted 15-Yes to 0-No for conditional primary approval of **S-5320 ENCLAVE AT KLONDIKE (major-preliminary)**. The Commission also voted 15-Yes to 0-No to permit bonding.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Diana Luper	Todd Roswarski (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Gary Schroeder
Jody Hamilton	Vicki Pearl	Steve Snyder
Chad Lohmeyer	Jerry Reynolds	Stason Wiete

B. REZONING ACTIVITIES

Gary Schroeder moved to hear and vote on **Z-3016 PARKVIEW HEALTH SYSTEM, INC. (I3 to MR)**.
Vicki Pearl seconded.

Z-3016 PARKVIEW HEALTH SYSTEM, INC. (I3 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.

Amanda Esposito, APC staff, referred to a property that West Lafayette Common Council voted to rezone from I3 to OR earlier in the month. That decision was made contingent on the outcome of an existing lawsuit concerning an I3 rezone across Yeager Road to the east. There has been extensive rezoning activity in the area, and the property is currently unimproved. It is intended to host a hospital by Parkview Health which requires a rezone to MR. If approved, a 20' wide buffer yard will be required where the site abuts I3 zones. Staff felt the MR zone is compatible with adjacent residential neighborhoods as it is one of the lowest intensity commercial zones. Staff recommended approval.

Jackson Bogan called for the petitioner, or their representative, for a presentation.

Kevin Riley, RTS Law, 250 Main Street, Lafayette, representing the petitioner, wanted to add that they intend to build a 40-bed inpatient hospital with capacity for an additional 40 beds. This would be the first hospital within the West Lafayette city limits. A non-binding site plan and exterior design was shown on screen. The site would have access from Endeavor Drive. They are also in discussions with PRF and the city of West Lafayette to install a new public road that would connect the site to Kalberer Road at Parkview's expense. The hospital will include four operating rooms, two procedure rooms, and two cath labs. It will be approximately 153,676 sq. ft. with an additional 35,000 sq. ft. medical building. The hospital will include a 24/7 emergency department and inpatient medical, surgical, and specialty care. They have met with city council members and the public over the past few months and have heard no concerns.

Jackson Bogan asked if anyone wished to speak in favor or in opposition to the petition.

Deborah Ellis, 5101 N 225 W, West Lafayette, asked that the decision to place a medical facility at this location be postponed until studies could be conducted and results shared with the public. These studies included an assessment of staffing and capacity at current hospitals and a transportation study to determine safety and feasibility of ambulances and emergency service vehicles entering and exiting the area at speed. This area would have mixed-use traffic that could include trucks carrying toxic waste and materials. A waste disposal plan should be prepared and presented as hospitals are a toxic waste-producing industry requiring their own zoning code. Also included in the studies, a research rationale for building at this specific location. It was her understanding that a second medical facility is being pursued half a mile north of this site. Two hospitals are not needed in the same area. She questioned if SK Hynix's proposed site anticipates the need for immediate emergency services of this magnitude due to industrial accidents at the expansive factory. She questioned whether the medical facility was for the public or for SK Hynix. Current hospitals are understaffed and struggling to employ qualified providers. She said Dave Bangerter reported on May 7, 2025 that NK Kim, Senior Vice President of SK Hynix, said the company wanted to be near a commercial zone being considered for childcare, medical facilities, and other businesses. She asked if this medical facility is the one NK Kim was referring to. Public officials are elected to serve the public, not SK Hynix or any single entity. Kim's desire for a medical facility should not be a reason to place a medical facility absent of a thorough study of need, traffic, and impact. PRF could donate the land for a needed wellness center or wildlife rehabilitation. She hoped to have support in pausing this decision until it received critical and thorough review.

Jackson Bogan asked for rebuttal.

Kevin Riley, RTS Law, 250 Main Street, Lafayette, stated that this project has no ties to SK Hynix. Parkview is aware of other hospitals looking to build in the area but have decided this area needs the services they can provide. There are no current hospitals on the west side so this is a much-needed service for the county.

Jackson Bogan asked if the Board had any questions or comments.

Vicki Pearl asked how they were supposed to vote without knowing about the lawsuit situation.

Eric Burns answered that this is first and foremost, a recommendation, not affirmative action, from a recommending body. Whether a lawsuit is pending or not, the recommendation is what's relevant as it doesn't affect the ultimate decision.

Jackson Bogan called for vote by yellow ballot.

Ryan O'Gara collected the ballots and noted the Area Plan Commission voted 15-Yes to 0-No recommending approval of **Z-3016 PARKVIEW HEALTH SYSTEM, INC. (I3 to MR)**.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Diana Luper	Todd Roswarski (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Gary Schroeder
Jody Hamilton	Vicki Pearl	Steve Snyder
Chad Lohmeyer	Jerry Reynolds	Stason Wiete

The rezone case, with a favorable recommendation from APC, will be heard by the West Lafayette City Council on February 2, 2026.

Gary Schroeder moved to hear and vote on **Z-3017 CITY OF WEST LAFAYETTE (R1 to NB)**. Vicki Pearl seconded.

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.

John Burns, APC staff, referenced the property currently containing West Lafayette's Fire Station No. 3. The station, started in 2011 and finished in 2012, was permitted by special exception in the R1 zone. Because the property around the station has been rezoned and is partially under development, the city wishes to have a by-right zoning district. Should they need to change the footprint or alter the fire station, that would be permitted by right and held to the typical land use standards. Staff recommended approval.

Jackson Bogan called for the petitioner, or their representative, for a presentation.

Larry Oates, West Lafayette Redevelopment Commission, West Lafayette, representing the petitioner, stated that they are preparing for the expansion of the fire station. Since its construction, it was set up for future expansion. Doors on both sides of the station will facilitate putting a pull-through driveway for vehicles coming to the west side of the station. This will create a safer situation, for traffic and the firefighters. They have preliminary plans to increase the size of the station. With the increased development in the surrounding area, an additional apparatus is needed to be able to respond to those areas. They also need an additional 12 firefighters, funded by the SAFER grant West Lafayette received, and will need room to house them. A fire truck has been ordered for delivery by the end of 2027. Representatives from the city and the fire chief were also in attendance.

Jackson Bogan asked if anyone wished to speak in favor or in opposition to the petition.

Deborah Ellis, 5101 N 225 W, West Lafayette, stated rezoning considerations for the fire station and hospital are not small decisions because they exist next to land now zoned I3. The implications for the safety for those who will work, sleep, learn, or heal in these spaces must be considered. She welcomed the expansion of a fire station that serves the public. She said fire chief Jeff Need was quoted in the Star City News on January 16th as citing the growth of the West Lafayette community to be a driving factor for the move. Need stated, "We're trying to get out ahead of all that growth and be proactive and increase the staffing, so we can provide good service when our community needs it for any kind of an emergency on

the north end of the city.” Deborah asked if they could expect the expansion of the fire station to serve the new housing developments even if most will reside across the city/county boundary. SK Hynix has promised the community that they will supply their own fire station response team on site. Residents will want officials to hold them to this promise. The fire station and pending expansion highlight how dangerous having a semiconductor fabrication factory in that area is. The fire station is located within the blast radius of the proposed factory. Although PRF has provided distances for the buffer zones, the fire station and childcare center are within the buffer zones. The purpose of a buffer zone is to shield residents in commercial areas from industrial accidents or natural disasters. The fire station and childcare center should be relocated to a more appropriate location. Deborah pleaded to protect the firefighters from primary and secondary impact from explosions, pressure waves, and hydrogen fluoride leaks documented in SK Hynix’s safety records. Fire stations, hospitals, daycares, homes, parks, and senior living centers are incompatible with heavy industry and real buffer zones should be created for those within the blast radius of the SK Hynix factory.

Jackson Bogan asked for rebuttal.

Larry Oates, West Lafayette Redevelopment Commission, West Lafayette, wanted to set the record straight on how much development is happening as far as residential uses. The Estridge subdivision has over 1,000 homes within West Lafayette and will be served by this fire station. The Arbor Chase subdivision has a couple hundred homes and will also be served. The need for this expansion is obvious.

Jackson Bogan asked if the Board had any questions or comments. There were none.

Jackson Bogan called for a rezone vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 15-Yes to 0-No recommending approval of the rezone for **Z-3017 CITY OF WEST LAFAYETTE (R1 to NB)**.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Diana Luper	Todd Roswarski (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Gary Schroeder
Jody Hamilton	Vicki Pearl	Steve Snyder
Chad Lohmeyer	Jerry Reynolds	Stason Wiete

The rezone case, with a favorable recommendation from APC, will be heard by the West Lafayette City Council on February 2, 2026.

VI. ADMINISTRATIVE MATTERS

Ryan O’Gara pointed out that an incorrect motion was made regarding the APC appointments to BZA. Brad Hallberg should have been appointed instead of Robert Novak.

Eric Burns suggested that a new motion should include removing Robert Novak’s name from the nomination list.

Ryan O’Gara said his name should be removed from that position in favor of Brad Hallberg.

Gary Schroeder made a motion to remove Robert Novak, replaced with Brad Hallberg, as the APC representative. Vicki Pearl seconded, and the motion carried through unanimous voice vote.

Eric Burns clarified that Robert Novak is still on BZA, he is the City of Lafayette representative appointed by the city.

A. Uncovering Hidden Home Potential: Home Occupations & Rural Home Occupations

Amanda Esposito stated that the ordinance recognizes situations where certain uses could be allowed as accessory to a dwelling unit or home by right without the need for a permit or public hearing. There are two categories depending mostly on the zoning district for the subject property and its acreage: home occupations and rural home occupations. The differentiation is to ensure compatibility with permitted uses and neighborhood character that varies considerably with location and zoning. Home occupations are allowed in any non-rural and non-flood plain zone as well as in an AW and AA zones, but only on a lot up to 2 acres in size and any residential lot in an RE zone. Rural home occupations are only allowed on A, AA, or AWS on property on lots 2 acres or larger. Home occupations are subject to additional requirements such as not allowing any alteration to the exterior of the primary use building, the home, or to the lot, which would change the residential character of the property. The operator of the home occupation must be a resident of the dwelling, and no employees are allowed who are not also residents of the dwelling. There are safety precautions in that the home occupation shall not involve construction features or the use of any electrical or mechanical equipment or combustible materials that would change the fire separation requirements of the dwelling. Nor shall the home occupation create noise, dust, vibration, smell, smoke, glare, electrical interference, fire, or chemical hazard, traffic hazard, or any other hazard or nuisance to any greater or more frequent extent than would be expected from a normally occupied dwelling unit that has no home occupation in it. No activity or storage related to the home occupation is permitted outside of the dwelling and at least one additional off-street parking space needs to be accommodated on the same lot in addition to the usual required residential dwelling unit parking spaces. Only articles grown or crafted on the premises may be displayed, stored, or sold as part of the home occupation. A home occupation is not a retail or wholesale establishment. Permitted home occupations may include, but are not limited to the following: artist or sculptor, author or composer, dress maker, seamstress or tailor, one station barber or beauty shop, computer programmer and business consultant, home craft such as model making, rug weaving, rug weaving, lapidary work, cabinet and furniture making, antique restoration and furniture upholstery, office facility of a member of the clergy, office facility of a sales representative, salesperson, or manufacturer's representative, provided that no retail or wholesale goods are stored or exchanged, office facility of an accountant, architect, artist, broker, engineer, insurance agent, land surveyor, lawyer, musician, real estate agent, telecommuter, or member of the recognized counseling professions, class of special instruction whose class size does not exceed four pupils and not more than one class per day or group counseling session whose group size does not exceed five clients and not more than one session per day, individual instruction, individually ordered and/or customized items only but no stock and trade, office facility of a building contractor, a transient guest room, an office of a state licensed medical professional with no more than one treatment room. Any use not listed here may be permitted by an administrative officer, an AO, upon a finding that its characteristics are consistent with the purpose and description of the zone and compatible with the permitted primary uses in the zone regarding hours of operation, traffic generation, outdoor lighting and noise, vibration, dust, odor, glare, and heat producing properties. The following are prohibited as home occupations, though some of them are permitted as rural home occupations when we get down to that list: Antique shop, automobile, truck or motorcycle service, repair, salvage, customizing or restoration, barber or beauty shop with two or more stations, gift shop, restaurant, bakery or catering service, kennel, veterinarian or any veterinary clinic, office or hospital, welding shop, bed and breakfast and other activities having similar characteristics.

The additional requirements for rural home occupations are very similar to those already noted, such as not making any alteration to the exterior of the building or the lot, not allowing any activity related to the rural home occupation outside the dwelling, except for certain situations, like for seasonal farm roadside stands, selling produce. What is different for rural home occupations is the allowance of up to one employee who is not a resident of the dwelling, and it requires at least two additional parking spaces specifically for that rural home occupation. All home occupations that were already listed are allowed as rural home occupations in addition to: agricultural equipment repair, automobiles, truck, or motorcycle service, repair, customizing or restoration and all work for this, materials, equipment, and unlicensed and/or inoperable vehicles shall be stored indoors. Continuing to farm produce sales, office facility of a physician, dentist, optometrist, podiatrist, chiropractor, naturopathic doctor, hypnotherapist or acupuncturist, office facility of one veterinarian, barber shop or beauty parlor, small engine repair, welding shop, individually ordered and or customized items only, but no stock and trade, veterinary clinic or hospital, office facility of a building contractor. This one's unique in that outside storage of equipment and

materials associated with SIC code 15, which is building construction general contractors and operative builders, and 17, construction special trade contractors, is permitted but must comply with the buffering requirement of 499, and also the setback requirement of 4411. Outside storage of equipment and/or materials is associated with SIC16, which is heavy construction other than buildings such as highways and streets, is not permitted and all equipment and or materials on such a lot shall be stored inside a building. Then the final one is renting or leasing indoor storage space for large items like boats, RVs, campers in a barn or pole barn. All such storage shall be indoors. Self- storage warehouse businesses as defined shall not be considered a rural home occupation. Any use not listed here could also be considered by an AO. There are some prohibited rural home occupations like antique shop, automotive salvage, junkyard or scrap metal yard, gift shop, medical clinic or hospital and restaurant or and a kennel.

Both home occupations and rural home occupations are allowed to use the name and/or address and/or home or rural home occupation on a sign. Home occupations and rural home occupations are only permitted in an ADU if they are accessory to the residential use of the ADU. Most members of the public don't know about this allowance that the ordinance provides for businesses. When someone calls our office asking if they can do X, Y, or Z on their property that is used as a home, this is one of the first things that we, as planners, look at. One challenge potential home occupation run into is the intensity of the use. They might be allowed as a home occupation or rural home occupation, but not at the scale they envision with multiple employees coming in from offsite. That type of business model is better suited for the appropriately zoned areas, not a residential neighborhood.

Jackson Bogan added that APC will put together these continuing education segments that will be about 5-10 minutes long and will include them if the meeting is under an hour.

VII. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

Gary Schroeder moved that the following request for subdivision be placed on the February 4, 2026 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-5321 WIGGINS PLACE SUBDIVISON (minor-sketch)

Vicki Pearl seconded, and the motion carried by unanimous voice vote.

VIII. DIRECTOR'S REPORT

Report was sent out the day before and Ryan O'Gara was available to answer questions.

Jackson Bogan asked if the Board had any questions or comments. There were none.

IX. CITIZEN'S COMMENTS AND GRIEVANCES

There were none.

X. ADJOURMENT

Gary Schroeder moved to adjourn. Meeting adjourned at 6:54 PM.

Respectfully Submitted,
Danielle Bistline,
Recording Secretary

Reviewed by,



Ryan P. O'Gara
Executive Director