

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

DATEJANUARY 7, 2026
TIME 4:30 P.M.
PLACECOUNTY 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,

Ryan P. O'Gara

Ryan O'Gara
Executive Director