

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

DATE MARCH 4, 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	
Diana Luper	Kathy Parker	Jackson Bogan	Ryan O’Gara	Kathy Lind
Tom Murtaugh	Gary Schroeder	Larry Leverenz	Amanda Esposito	Eric Burns, Atty
		Jerry Reynolds	Nathan McBurnett	

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

I. APPROVAL OF MINUTES

Kathy Parker moved to approve the minutes of the February 4, 2026, meeting. Diana Luper seconded, and the minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

Ryan O’Gara, APC staff, stated one case is ready to be heard tonight.

III. PUBLIC HEARING

Gary Schroeder explained the meeting procedures.

Kathy Parker 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

Kathy Parker moved to continue **S-5361 MAC’S WABASH SUBDIVISION (minor-sketch)** to the March 18th Area Plan Commission public hearing. Diana Luper seconded, and the motion carried by unanimous voice vote.

Kathy Parker moved to hear and vote on **S-5321 WIGGINS PLACE SUBDIVISION (minor-sketch)**. Diana Luper seconded.

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 from the February 18, 2026 APC meeting to work out sewer/septic issues.

Kathy Lind, APC staff, presented a proposed subdivision next to others like Arbor Chase, Auburn Meadows, and Wiggins Farm. The lot is currently unimproved where 4 lots would be created. An easement for access is along Salisbury Street and the lots will be able to connect into sewer and city water. There are 9 standard conditions of approval and staff recommended conditional primary approval.

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

Josh Nixon, Kimley-Horn, 101 Foundry Drive, West Lafayette, representing the petitioner, agreed to staff's conditions and 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 4-Yes to 0-No, conditionally approving **S-5321 WIGGINS PLACE SUBDIVISION (minor-sketch)**.

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

IV. APPROVAL OF THE MARCH APC PUBLIC HEARING AGENDA

Kathy Parker moved to place **UZO Amendment #125** on the March 18, 2026 Area Plan Commission public hearing agenda. Diana Luper seconded, and the motion carried by unanimous voice vote.

Kathy Parker moved that the following subdivision petition be placed on the March 18, 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-5334 TIMBERBROOK MEADOWSSUBDIVISION (major-preliminary).

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

V. APPROVAL OF THE MARCH ABZA PUBLIC HEARING AGENDA

Kathy Parker moved to place the following petitions on the March 25, 2026 Area Board of Zoning Appeals public hearing agenda:

BZA-2223 JHS INVESTMENT GROUP, LLC, and BZA-2224 1st SOURCE BANK.

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

VI. REVIEW AND APPROVAL OF THE FEBRUARY BUDGET REPORT

Kathy Parker moved to approve the February 2026 Budget Report as submitted. Diana Luper seconded, and the motion carried by unanimous voice vote.

Ryan O'Gara was present to answer questions. Starting to break into travel and cost budget for training in spring.

VII. OTHER BUSINESS

There was none.

VIII. ADJOURNMENT

Kathy Parker moved to adjourn. Meeting adjourned at 4:39 PM.

Respectfully Submitted,
Danielle Bistline
Recording Secretary

Reviewed By,

Ryan P. O'Gara

Ryan O'Gara
Executive Director