

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

EXECUTIVE COMMITTEE
NOTICE OF PUBLIC HEARING

DATE..... APRIL 1, 2026
TIME..... 4:30 P.M.
PLACE COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

A G E N D A

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

S-5326 MAC’S WABASH SUBDIVISION (minor-sketch):

Petitioner is seeking sketch plan approval of one commercial lot on 1.965 acres, located at the corner of US 52 W and CR 300 W for a proposed gas station in Wabash 3 (NE) 23-5. CONTINUED FROM THE MARCH 18th APC MEETING.

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

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

Vote Results
Conditional Primary
Approval
7-Yes and 0-No

**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

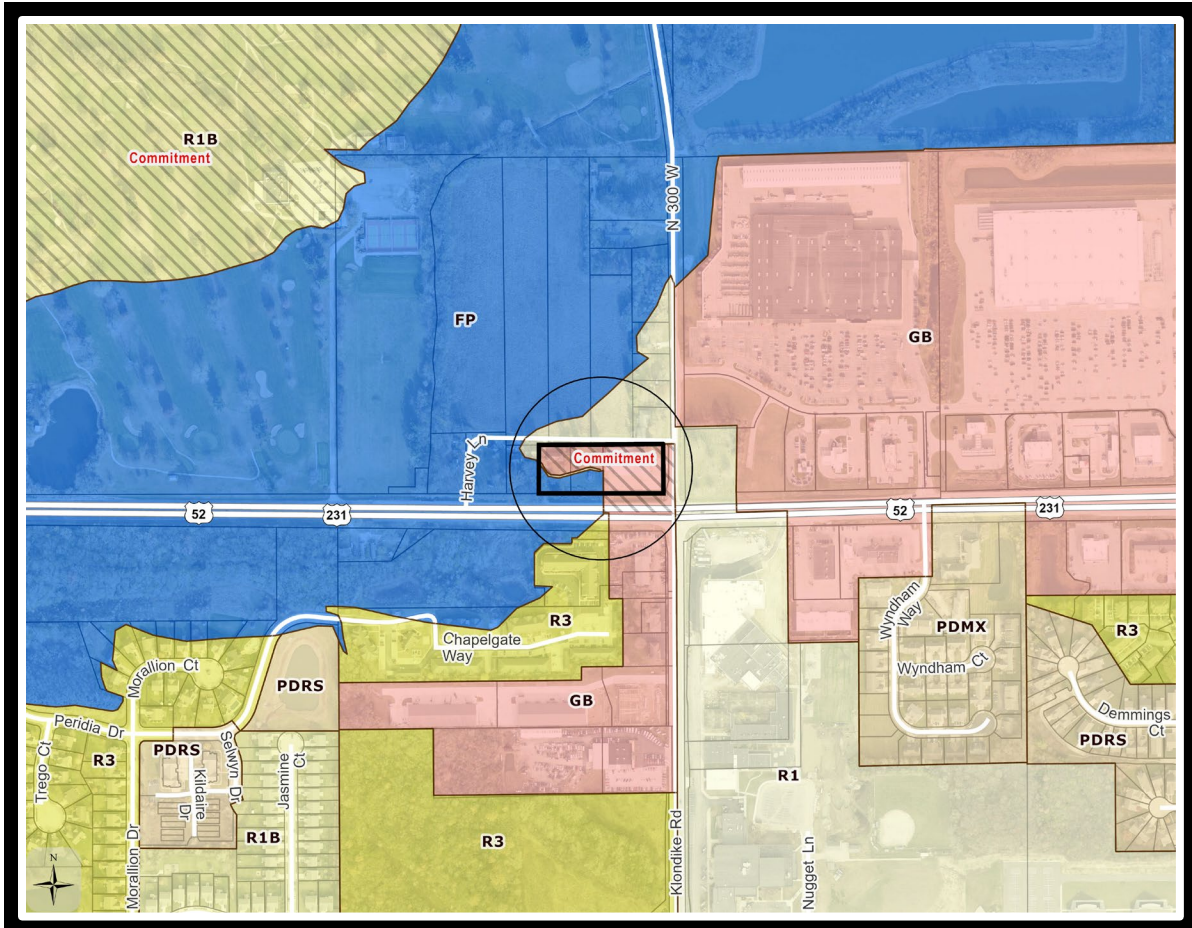
Reviewed By,

Ryan P. O'Gara

Ryan O'Gara
Executive Director

S-5326
MAC'S WABASH SUBDIVISION
(minor-sketch)

STAFF REPORT
March 26, 2026



S-5326
MAC'S WABASH SUBDIVISION (CIRCLE K WL)
Minor-Sketch Plan
Property owner: The Domino Group LLC

Staff Report
March 12, 2026

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner, represented by Gretchen Westerkamp, project manager from DLZ, is seeking sketch plan approval to turn three current lots into one commercial lot on 1.965 acres, located at 3000 US 52 West, the corner of US 52 W and CR 300 W for a proposed **gasoline service station** in Wabash 3 (NE) 23-5.

AREA ZONING PATTERNS:

The site was rezoned from R1 and GB to GB with commitments, over staff's negative recommendation, just last year (Z-2961 and 2963). The property also has a portion of flood plain zoning shown in the southwest corner of the site.

The property is surrounded by R1 to the north and west with flood plain zoning to the west. To the south across US 52 and farther to the east is GB zoning. Both the northeastern and southeastern corners of the intersection are zoned R1, single-family residential.

AREA LAND USE PATTERNS:

Currently there is a commercial pole structure and a single-family home on site. The business that was here previously was a dance and fitness studio. All structures will be razed for the proposed gasoline service center. To the northeast of the site is the Menards and Meijer West Lafayette stores. To the north and west are single-family homes. Further northwest is the now closed Elks golf course. On the R1-zoned land on the eastern corners of the intersection is the Burton Cemetery to the north and Klondike Elementary School to the south.

TRAFFIC AND TRANSPORTATION:

The property is located at the intersection of CR N 300 W, a rural secondary, and US 52 W, a rural primary, per the adopted *Thoroughfare Plan*. There is currently a residential drive entrance onto US 52 on the far western section of the site. Staff has not received any information in writing about the driveway improvements on US 52 from INDOT; although any access from the highway would be controlled and permitted through their Crawfordsville office. The driveway entrance onto CR 300 W is controlled by the City of West Lafayette. West Lafayette is requesting an additional ten feet of right-of-way for future road improvements. This additional land will provide West Lafayette with a 72' wide right-of-way. Petitioner plans to use both existing entrances as access points for the gas

station. A “no vehicular access” statement will need to be platted along both frontages where there is currently no access.

The site is also bordered to the north by Harvey Lane, a private drive which serves the single-family residences to the west, with access to both 300 W and 52 W.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

American Suburban Utilities can serve the site without needing the addition of any public improvements. This development received approval from the County Drainage Board in March, any major design/drainage changes would require additional review. Bufferyards are required to the north and west where general business zoning abuts R1, residential zoning.

CONFORMANCE WITH UZO REQUIREMENTS:

The site received two variances in March of 2025, (BZA-2185). The variances were to decrease the Type C Bufferyard from 30’ to 19’ and decrease the minimum north side setback from 30’ to 19’. This has been shown on the revised sketch plan.

Setbacks shown need to be updated to show the western property line where it abuts R1 zoning to have a 40’ building setback since this is technically the rear of the lot.

The GB zone has no lot width or area requirements when the site is served by sewer.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along both the CR 300 W and US 52 right-of-way lines.
2. As shown, an additional 10’ of right-of-way shall be platted along CR 300 West.
3. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
4. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
5. All required and varied building setbacks shall be platted.

6. If any changes are made to the proposed layout, the Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
7. The street address and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

8. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.

THE
AREA PLAN COMMISSION
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE..... APRIL 15, 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 2026-03: Southeast Industrial Area Amendments (County)

This resolution would determine that a county redevelopment commission resolution and amendment to add parcels to the Southeast Industrial Area (including the allocation area) conforms to the *Comprehensive Plan* for Tippecanoe County. CONTINUED FROM THE MARCH 18TH APC AGENDA.

- IV. PUBLIC HEARING
 - A. UZO AMENDMENTS

UZO AMENDMENT #126 – SOLAR ENERGY:

This amendment would revise the existing solar energy standards found in the zoning ordinance and establish new requirements and regulations.

- B. SUBDIVISIONS

1. **S-5339 STOCKWELL PARK STREET SUBDIVISION (minor-sketch):**

Petitioner is seeking sketch plan approval of a two-lot residential minor subdivision of 1.256 acres (Block 8 of Stockwell Addition plus a vacated street) located on the east side of a private drive south of Academy Street, in the unincorporated town of Stockwell, Lauramie 8 (NE) 21-3.

2. **S-5340 COTTAGES AT MILLBROOK (major-preliminary):**
Petitioner is seeking primary approval of a 48 lot (plus two outlots) single-family residential subdivision of 20.49 acres, located on the northeast side of Yeager Road, south of CR 500 N, in Wabash 36 (NE) 24-5 and in Wabash 31 (W1/2) 24-4.
3. **S-5341 CROUSE ACRES SUBDIVISION (major-preliminary):**
Petitioner is seeking primary approval of a 124-lot single-family residential subdivision on 36.63 acres, located north of CR 500 S, east of Gawain Drive and Chivalry Drive in Wea 14 (SW) and 15 (SE) 22-4.
4. **S-5342 PURDUE RESEARCH PARK – PARKVIEW HEALTH SUBDIVISION (major-preliminary):**
Petitioner is seeking primary approval of a 3-lot commercial subdivision (plus two outlots) on 59.03 acres located on the north side of Kalberer, west of Yeager and south of Endeavour Drive, in West Lafayette, Wabash 01 (NE) 23-5.
5. **S-5343 501 CHEROKEE MINOR SUBDIVISION (minor-sketch):**
Petitioner is seeking sketch plan approval of a four-lot single-family residential townhouse subdivision on 0.14 acres, located at the southeast corner of S. 5th Street and Hickory Street, Lafayette, Fairfield 29 (SE) 23-4.

C. REZONING ACTIVITIES

Z-3026 AARON WALKER (R1 to R1C):

Petitioner is seeking a rezone of all three lots in Walker Minor Subdivision, located at the northwest corner of Union and Greenwich Road, in order to replat two of the lots into smaller single-family lots, in Lafayette, Fairfield 22 (NE) 23-4.

- V. ADMINISTRATIVE MATTERS
- VI. APPROVAL OF THE MAY 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

THE
AREA BOARD OF ZONING APPEALS
OF TIPPECANOE COUNTY

NOTICE OF PUBLIC HEARING

DATE..... APRIL 22, 2026
TIME..... 6:00 P.M.
PLACE COUNTY OFFICE BUILDING
20 NORTH 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-2225 OMEGA CHAPTER OF PI KAPPA PHI

Petitioner and owner, represented by Ryan Munden of RTS Law, requests the following variances for construction of a new fraternity house:

- 1. To increase the building height from the maximum allowed 40' to 72'5" (UZO 2-11-11);
- 2. To increase the building coverage from the maximum allowed 40% to 70% (UZO 2-11-7);
- 3. To reduce the vegetative coverage from the minimum required 30% to 9.7% (UZO 2-11-7).
- 4. To reduce the total parking spaces from the minimum required 41 spaces to 27 spaces (UZO 4-6-3);
- 5. To reduce the front (west) setback from the minimum required 10' (averaged) to 3'6" (UZO 4-4-1);
- 6. To reduce the rear (east) setback from the required 25' to 20'10" (UZO 2-11-9).

The R3W-zoned property includes Lots 6, 7 and 8 pf Roberts Addn, commonly known as 330 N Grant Street, West Lafayette, Wabash 19 (NE) 23-4.

2. BZA-2226 JASON MORROW

Petitioner, on behalf of owner Tim Valiant, requests a special exception to allow construction of an additive manufacturing business (SIC 39) in an NB zone with existing commitments. The 1.08-acre property is located at the southwest corner of SR 26 E and CR 550 E, addressed 10 S 550 E, Perry 30 (NW) 23-3.

3. **BZA-2227 JASON MORROW / PRINTWORKS 3D LLC**

Petitioner, on behalf of owner Tim Valiant, requests a variance to reduce the minimum parking from the required 13 to 3 spaces to allow construction of an additive manufacturing business (SIC 39) (UZO-4-6-3). The 1.08-acre NB-zoned property (with existing commitments) is located at the southwest corner of SR 26 E and CR 550 E, addressed 10 S 550 E, Perry 30 (NW) 23-3.

4. **BZA-2228 AMY POHLOD**

Petitioner, on behalf of owner J. Brian Mann and represented by Jolly Thulaseedas of KP&J Architects and Engineers, requests a variance to reduce the minimum parking from the required 53 to 48 spaces for construction of a Tropical Smoothie Café. The GB-zoned property (with existing commitments) is preliminarily platted Lot 13 of Sagamore Commons Subdivision, addressed 3020 Sachem Court South, West Lafayette, Wabash 1 (SW) 23-5.

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. State Code allows each participating jurisdiction to determine the length of an appointee's initial term. Upon re-appointment following the end of their initial term, an appointee then serves a four-year term. The ABZA membership is as follows:

President Steve Clevenger, Tippecanoe County appointment, 1/26 thru 12/29 (President thru 12/26)
 Vice President Robert Novak, City of Lafayette appointment, 3/26 thru 12/29 (Vice President thru 3/27)
 Tim VanderPlaats, Tippecanoe County appointment, 1/26 thru 12/29
 Ed Butz, City of Lafayette appointment, 1/26 thru 12/29
 Brad Hallberg, APC appointment, 1/26 thru 12/29
 Gary Schroeder, APC appointment, 1/26 thru 12/29
 Jennifer Page, City of West Lafayette appointment, 3/26 thru 3/12/27 (3-year term per Mayor)

Determination of Variances
Lafayette Board of Zoning Appeals
Meeting Date: April 20, 2026

March 26, 2026

CASE #2026-16 KENNKLEMM LLC

Petitioner and owner, represented by James F. Olds of Stuart & Branigan Law, requests a variance to reduce the minimum size of an R1T-zoned lot from the required 1,500sqft to 1,391sqft. The property is Lot 43 of the John S. Williams Second Addition, located at the southwest corner of S 5th and Cherokee Avenue, Lafayette, Fairfield 29 (SE) 23-4.

RECOMMENDATION:

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

MONTHLY BUDGET REPORT
February 26, 2026 - March 25, 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	\$72,310.75	\$239,163.71	\$890,729.29
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	\$72,310.75	\$239,163.71	\$897,729.29
1000-2510-2110	Office Supplies- Gen	\$4,500.00			\$4,500.00	\$453.45	\$647.62	\$3,852.38
1000-2510-2130	Printing & Signs for Purch	\$1,000.00			\$1,000.00		\$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	\$453.45	\$1,607.62	\$7,992.38
1000-2510-3110	Legal Services (outside counsel)	\$60,000.00			\$60,000.00	\$5,557.50	\$11,533.75	\$48,466.25
1000-2510-3170	Translator							
1000-2510-3210	Travel Costs and Mileage	\$11,500.00			\$11,500.00	\$32.84	\$3,584.67	\$7,915.33
1000-2510-3310	Published Legals	\$1,000.00			\$1,000.00	\$31.80	\$64.66	\$935.34
1000-2510-3620	Repair Veh & Equip	\$1,500.00			\$1,500.00		\$18.00	\$1,482.00
1000-2510-3910	Dues & Subscriptions	\$1,500.00			\$1,500.00	\$36.98	\$129.94	\$1,370.06
1000-2510-3190	Other Professional Services	\$5,000.00			\$5,000.00			\$5,000.00
TOTAL OTHER SERVICES & CHARGES		\$80,500.00			\$80,500.00	\$5,659.12	\$15,331.02	\$65,168.98
TOTAL OPERATING EXPENSES		\$90,100.00			\$90,100.00	\$6,112.57	\$16,938.64	\$73,161.36
TOTAL BUDGET		\$1,226,993.00			\$1,226,993.00	\$78,423.32	\$256,102.35	\$970,890.65

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