

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

DATE.....February 18, 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	Steve Snyder	Jody Hamilton	Ryan O’Gara
Tracy Brown	Kathy Parker	Stason Wiete	Larry Leverenz	Amanda Esposito
Ben Carson	Todd Roswarski		Diana Luper	Nathan McBurnett
Brad Hallberg	Gary Schroeder		Vicki Pearl	Kristine Roehl
Chad Lohmeyer	Steve Schuhle		Jerry Reynolds	Patrick Jones, Attorney

The Area Plan Commission of Tippecanoe County public hearing was held in-person on the 18th day of February 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 Patrick Jones called roll.

I. BRIEFING SESSION

Ryan O’Gara, APC staff, stated that all cases are ready to be heard except for one continuation: **S-5321 WIGGINS PLACE SUBDIVISION (minor-sketch)** which will be heard March 4, 2026 at the Executive Committee meeting.

II. APPROVAL OF THE MINUTES

Gary Schroeder moved to approve the minutes of the January 21, 2026 public hearing as submitted. Kathy Parker seconded, and the minutes were approved by a unanimous voice vote.

III. NEW BUSINESS

A. EDA AMENDMENT

Gary Schroeder moved to hear and vote on **RESOLUTION 2026-01**. Kathy Parker seconded.

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.

Ryan O’Gara introduced the proposal regarding the inclusion of 9th Street, from Veterans Memorial Parkway to Brickenwood Drive, and Poland Hill, from Beck Lane to Teal Road, in the city-planned improvements. The EDA is in the urban expansion area for Lafayette. Policy directives support street infrastructure improvements necessary for economic development as well as overall safety to the public. Staff recommended approval as it does fully conform with the *Comprehensive Plan*.

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

Dennis Carson, Economic Development Director City of Lafayette, 515 Columbia Street, Lafayette, was present to answer questions.

Jackson Bogan called for comments from the audience. There were none.

Jackson Bogan called for a vote by yellow ballot.

Ryan O’Gara collected the ballots and noted 12-Yes to 0-No recommending approval of **RESOLUTION 2026-01**.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Gary Schroeder
Tracy Brown	Tom Murtaugh	(none)
Ben Carson	Kathy Parker	Steve Schuhle
Brad Hallberg	Todd Roswarski	Steve Snyder
		Stason Wiete

IV. 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. Kathy Parker seconded, and the motion carried by voice vote.

Gary Schroeder moved to continue **S-5321 WIGGINS PLACE SUBDIVISION (minor-sketch)** to the March 4th Executive Committee public hearing. Kathy Parker seconded, and the motion carried by voice vote.

A. ORDINANCE AMENDMENTS

Gary Schroeder moved to hear and vote on **UZO AMENDMENT #124**. Kathy Parker seconded.

UZO 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.

Nathan McBurnett, APC staff, introduced the two-part amendment. The first part addresses the height limit that has been discussed for years. The topic came up again during Administrative Officer’s Committee regarding how height measurements for multi-family apartments differ from the rest of the county. It is based on outdated fire safety policies and West Lafayette should be on board with the rest of the county. The current ordinance measures height in R3W and R4W from the ground floor to the finished floor of the uppermost story of a multi-family apartment. The amendment would simplify that measurement from the ground floor to the finished peak of the building with a limit of 40’. This has been the average request in recent BZA cases, and the change would also apply to the NBU zoning district which allows residential above the first floor.

The second part of the amendment addresses a proposed change crafted by the ordinance committee. ADUs have been legal for a little over a year in the unincorporated county. The goal is to adapt regulations on ADUs to fit more of a suburban or rural environment, as opposed to an urban environment. Feedback from the community was that 750 sq. ft. was too small, and the ordinance committee discussed and decided on 1,200 sq. ft. for the living area, not the gross floor area. Another change with this amendment, if approved, would prohibit against transient guest houses on properties that have ADUs. Currently, an ADU can’t be used as a transient guest house, but the primary dwelling can be, which defeats the purpose of the amendment when it was originally adopted. This change would allow an ADU to be used for a long-term resident, for a month or more. The last change would remove the requirement that no additional driveway cut be made on the property for an ADU. Instead, this would be left up to the County Highway.

Jackson Bogan called for comments from the audience.

Stephen Riggs, 2051 E 430 S, Lafayette, said that he and his wife will be moving to Wildcat Creek. He supported the extension to 1,200 sq. ft. but had concerns regarding the black and white language of the ordinance. He referred to the staff report which said the 1,200 sq. ft. cap is unvariable and he said there

may be identifiable but unique circumstances on occasion that may require a bit more than the 1,200 sq. ft. The listing for the house that is on the property he's moving to is listed at 1,151 sq. ft. They will be building a house out back on the property and have the existing rural house be an ADU. His wife has previously been in a wheelchair or used a walker and may need an ADA-compatible walkway. Estimates by architects said the walkway would need to be 6.5' by 8' or 10' which would put the square footage over the 1,200 sq. ft. limit. He understood from staff that there could still be flexibility in deciding what gross floor area is and what is livable area. He asked for approval of the amendment but asked that APC staff have inherent discretion on enforcement or allow compelling circumstances like ADA-compatibility to be considered.

Jackson Bogan called for questions from the Board.

Ben Carson asked staff if a walkway was considered part of the living area.

Nathan McBurnett said that living area is not a defined term in the ordinance. In this context, living area is inclusive of all bathroom and kitchen facilities. This was specified when they contemplated that an ADU would be part of a larger structure. Staff's interpretation would be that no; a walkway would not be included within the living area.

Todd Roswarski asked for more details on how the 1,200 sq. ft. limit was decided on.

Nathan McBurnett said the limit was a recommendation of the ordinance committee after an open-ended discussion.

Jackson Bogan checked that Mr. Riggs' had been taken care of. He addressed Todd Roswarski and said there were instances where rural areas were wanting to build another house for their mother, or something along those lines, on the same property. Jackson asked if this would apply for parcelizations.

Amanda Esposito, APC staff, clarified that parcelizations are 2 acres or more. There is a subdivision ordinance where people can, if allowed, divide their land and they didn't want to completely circumvent that rule by allowing a second primary dwelling on the same property.

Jackson Bogan said they wanted to make it large enough but not as large as a true 2,500 sq. ft. home. If that was something the owners wanted, they would need to go through the regular process.

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

Jackson Bogan called for a vote by yellow ballot.

Ryan O'Gara collected the ballots and noted 12-Yes to 0-No recommending approval of **UZO #124**. This ordinance will carry on to all localities for final approval.

Yes-Votes

Jackson Bogan
Tracy Brown
Ben Carson
Brad Hallberg

Chad Lohmeyer
Tom Murtaugh
Kathy Parker
Todd Roswarski

Gary Schroeder
Steve Schuhle
Steve Snyder
Stason Wiete

No-Votes

(none)

B. SUBDIVISIONS

Gary Schroeder moved to hear and vote on **S-5322 TENGEN BLOCK SUBDIVISION, a replat of lots 1-6 in R.C. Kendall's Addition to Lafayette (major-preliminary)**. Kathy Parker seconded.

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.

Amanda Esposito referenced the zoning map showing six existing lots that are currently zoned R2, which is single and two-family residential zoning. Several variances were heard for each of the proposed 8 lots by the Lafayette Division of the ABZA, most of which were for reduced building setbacks, lot width, and increased lot cover percentages. All variances were approved. Between the two separate pieces of land, there are two houses and a duplex that will be renovated and the rest of the property is unimproved. There is a subdivision variance to not require an additional 5' of right-of-way dedication on the east side of South 7th Street, which has an existing 40-foot platted right-of-way. This was recently granted so staff recommended primary approval with the stated standard conditions.

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

Kevin Riley, RTS Law, 250 Main Street, Lafayette, representing the petitioner, stated they agreed with the staff report and agreed to abide by the conditions.

Amanda Esposito added that they have not requested to bond and will be completing all the required public improvements prior to submission of the final plat.

Jackson Bogan asked if anyone in the audience wished to comment. There were 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 12-Yes to 0-No, approving the subdivision variance request to not require an additional 5' of right-of-way dedication on the east side of South 7th Street which has an existing 40' of platted right-of-way.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Gary Schroeder (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

Ryan O'Gara collected the ballots and noted 12-Yes to 0-No for conditional primary approval of **S-5322 TENGEN BLOCK SUBDIVISION, a replat of lots 1-6 in R.C. Kendall's Addition to Lafayette (major-preliminary).**

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Gary Schroeder (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

Gary Schroeder moved to hear and vote on S-5323 MAC'S RANDOLPH SUBDIVISION (minor-sketch). Kathy Parker seconded.

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.

Amanda Esposito stated the property is zoned GB, which happened last year to allow the fueling center. Most recently, lot 2 of the subdivision was a business selling backyard sheds and lot 1 has a Dollar General. Other than a gas station on the northwest corner of the intersection, surrounding uses are all residential. INDOT is allowing access at three points onto State Route 28. They are also allowing the 40-ft. halfwidth to continue with the agreement that the petitioners shall add a dedicated left turn lane to the intersection. Romney Regional Sewer District can serve the site without additional public improvements,

and the drainage board has approved the site. Any changes made to the site plan would require a new review in the surveyor's office. Staff recommended approval. Amanda Esposito noted that an NVA needs to be platted and the full 40-ft halfwidth right-of-way to be dedicated on SR 28 shall be platted.

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

Gretchen Westerkamp, DLZ, 316 Tech Drive, Burns Harbor, representing the petitioner, was present to answer questions.

Jackson Bogan asked if anyone in the audience wished to comment. There were 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 12-Yes to 0-No for conditional primary approval of **S-5323 MAC'S RANDOLPH SUBDIVISION (minor-sketch)**.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Gary Schroeder (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

C. REZONING ACTIVITIES

Gary Schroeder moved to hear and vote on **Z-3018 JHS INVESTMENTS GROUP, LLC (NB & R1 to GB)**. Kathy Parker seconded.

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.

Nathan McBurnett referred to a property near McCutcheon High School that was platted as one lot but has been used as two separate pieces of property. Up until 2018, there was a single-family home on the property. The property now has a Lucky Mart and has a secondary business onsite as a U-Haul rental, which is currently not legal. A zoning violation is in place, but enforcement has been paused while this rezone is in process. The property previously had a rezone request to NB when a gas station was proposed but ultimately denied by the board and withdrawn from the commissioners. The current request is for GB to bring the property into compliance. The property has been in commercial use for most of its existence. Staff recommended approval because commercial use is a positive contribution to the surrounding community and has been stable. The proposal comes with a lengthy commitment which will essentially exclude all GB uses that are not also permitted in neighborhood business zoning.

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

Kevin Riley, RTS Law, 250 Main Street, Lafayette, representing the petitioner, agreed with the staff report and acknowledged that the parking lot for the U-Hauls will need to be paved. Several people submitted petitions or signed a petition in support.

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

Shelley Payne, 984 Voyager Way, Lafayette, spoke in favor of the petition, stating that it's been a great business and her family frequents Lucky Mart daily. The U-Haul part has never been an issue with parking or pulling out. She is in favor of keeping the business in the community.

Benjamin Davis, 5101 Snap Dragon Ct, spoke in favor, stating that with the food desert going on in the area, having a convenience store nearby is important. He spoke to the owner's innovation and hard work and wanted to support that.

Jeff Waldon, 9205 McCombs Ct, Lafayette, spoke in favor, stating that his experience with the JHS group has been that they try to get ahead of things and do the right thing for the community.

Todd Hunt, 305 Trowbridge Dr, Lafayette, spoke in favor, stating that he confirmed everything that others had mentioned and said the owners were good, honest people and wanted to support them.

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

Jackson Bogan called for a commitment vote by yellow ballot. He reminded the commission that even if they are opposed to the project, it is recommended that they vote “yes” on the commitment, as it is the petitioner limiting the number of options on the property.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the commitment for **Z-3018 JHS INVESTMENTS GROUP, LLC (NB & R1 to GB).**

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	(none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

Jackson Bogan called for a rezone vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the rezone for **Z-3018 JHS INVESTMENTS GROUP, LLC (NB & R1 to GB).**

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	(none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

The rezone case, with a favorable recommendation from APC, will be heard by the County Commissioners on March 2, 2026.

Gary Schroeder moved to hear and vote on **Z-3019 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T TO R3).** Kathy Parker seconded.

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.**

Amanda Esposito referred to the staff report on the R1T property, which is one of the newest single-family zoning districts to allow townhomes. The area had been zoned R1 since the 60s. There are other R3 with commitment areas which is what this petition is proposing. Much of the area is still undeveloped and they have been preliminarily approved as part of the Millbrook subdivision. Letters of intent for water and sewer can service the development. The proposed commitment would limit the development to either single-family or two-family residential. Staff recommended approval.

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

Ryan Munden, RTS Law, 250 Main Street, Lafayette, representing the petitioner, stated that the rezone to R1T was done with the intent of providing variety for the Millbrook neighborhood, but the market for townhomes was not as strong as they had hoped. The rezone to R3 with commitment will match the area to the east and west and will be for approximately 10 lots with a common area. Previous presentations for the Millbrook and Estridge developments featured amenity-rich locations as one of their main selling points. The proposed rezone will not impact on the already planned amenities.

Jackson Bogan asked if anyone wished to speak in favor or in opposition to the petition. There were none.

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

Jackson Bogan called for a commitment vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the commitment for **Z-3019 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T TO R3).**

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	(none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

Jackson Bogan called for a rezone vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the rezone for **Z-3019 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T TO R3).**

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	(none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

The rezone case, with a favorable recommendation from APC, will be heard by the County Commissioners on March 2, 2026.

Gary Schroeder moved to hear and vote on **Z-3020 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T & R3 TO R1C).** Kathy Parker seconded.

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.

Amanda Esposito stated this is the first request since they created the R1C zoning category and is the second part of the R1T proposal. The property is unimproved and R1C would allow more of an urban feel for the residential development. Staff recommended approval.

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

Ryan Munden, RTS Law, 250 Main Street, Lafayette, representing the petitioner, stated that most of what was shared on the prior petition was applicable to this petition. It was decided to go with the R1C zone rather than R3 with commitment to recapture some of the variety they lost by going away from townhomes. The western half of the 16-acres, left of the site plan, is where majority of amenities are for Millbrook. This rezone will not impact those amenities. There will be 36 lots for the R1C cottages, a product popular in Westfield. The road between the lots will be private and the rear-load houses will face Yeager Road.

Jackson Bogan asked if anyone wished to speak in favor or in opposition to the petition. There were none.

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

Jackson Bogan called for a vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the rezone for **Z-3020 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T & R3 TO R1C)**.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Gary Schroeder (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

The rezone case, with a favorable recommendation from APC, will be heard by the County Commissioners on March 2, 2026.

Gary Schroeder moved to hear and vote on **Z-3021 WAYNE RISER (I3 to GB)**. Kathy Parker seconded.

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.**

Kristine Roehl, APC staff, said the area surrounding the proposed site is zoned I3 with a small lot zoned GB that was approved by the Lafayette City Council in October. The industrial sector currently supports major operations such as SIA, Nanshan, GE Aviation, and other smaller businesses. The lot is unimproved and is part of a carefully planned industrial expansion that began in 1997. Staff are upholding the adopted *Comprehensive Plan* that recommends this area to be reserved for industrial zone and recommended denial.

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

Kevin Riley, RTS Law, 250 Main Street, Lafayette, representing the petitioner, stated the petitioner was present a few months ago to rezone the adjacent property to GB, which was approved by city council, and continues with plans to build a new Culver’s restaurant on that site. The petitioner had discussed the filing with city council members, the city attorney, and the economic development director with no negative feedback from the city. Commitment terms were negotiated with the city which would prohibit certain uses that would otherwise be allowed in General Business, such as gas stations, fueling centers, and car washes. There has been significant development in the area including Meyer at the corner of Concord and Veterans and it is a strategic location for commercial development. The staff report noted that there was a shift in preferred land use for the area which might necessitate a revision to the *Comprehensive Plan*.

Jackson Bogan asked if anyone wished to speak in favor or in opposition to the petition. There were none.

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

Jackson Bogan clarified that this petition was not for the Culver’s location but for the adjacent lot.

Jackson Bogan called for a commitment vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the commitment for **Z-3021 WAYNE RISER (I3 to GB)**.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Gary Schroeder (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

Jackson Bogan called for a rezone vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 9-Yes to 3-No recommending approval of the rezone for **Z-3021 WAYNE RISER (I3 to GB). (R1T TO R3).**

<u>Yes-Votes</u>			<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Steve Snyder	Ben Carson
Tracy Brown	Tom Murtaugh	Stason Wiete	Kathy Parker
Ben Carson	Todd Roswarski	Steve Snyder	Steve Schuhle
Brad Hallberg	Gary Schroeder		

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

Gary Schroeder moved to hear and vote on **Z-3022 KERKHOFF BROTHERS PARTNERSHIP (300W)(A TO RE).** Kathy Parker seconded.

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.

Ryan O’Gara showed an aerial of the property that was partially wooded and partially in rural crop production. The petitioner proposed a public road with 12 buildable lots with access onto County Road 300. All lots would have individual wells and septic systems. Soil testing would need to be completed prior to the preliminary hearing. 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, reiterated that the request met all the requirements of the ordinance for rural estate and was present to answer questions.

Jackson Bogan asked if anyone wished to speak in favor or in opposition to the petition. There were none.

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

Jackson Bogan called for a vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the rezone for **Z-3022 KERKHOFF BROTHERS PARTNERSHIP (300W)(A TO RE).**

<u>Yes-Votes</u>			<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Gary Schroeder	(none)
Tracy Brown	Tom Murtaugh	Steve Schuhle	
Ben Carson	Kathy Parker	Steve Snyder	
Brad Hallberg	Todd Roswarski	Stason Wiete	

The rezone case, with a favorable recommendation from APC, will be heard by the County Commissioners on March 2, 2026.

Gary Schroeder moved to hear and vote on **Z-3023 KERKHOFF BROTHERS PARTNERSHIP (500N)(A TO RE).** Kathy Parker seconded.

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.

Ryan O’Gara stated this petition was like the previous, just in a different location. The proposal was for 7 lots plus one outlot. The site plan showed a new public road constructed with access onto 500 N. Septic systems would need approval from the Health Department with soil tests delivered prior to the preliminary plat on any proposed subdivisions. 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, reiterated that the request met all the requirements for rural estate. A letter was received regarding a concern about abandoned cars or concrete slabs. With more homes there would be more eyes which lessens the likelihood of that kind of activity, so it was a positive to have more homes there.

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

Pam Rumba, 6761 Morehouse Road, West Lafayette, had questions on the 11 lots that were just approved and wondered what size the lots on the 15 acres were.

Jackson Bogan clarified that the 11-lot petition that was just heard was done and directed her to Kevin Riley with questions.

Pam Rumba, 6761 Morehouse Road, West Lafayette, said her bigger question had to do with the change from 5-acre lots. She referenced the large subdivision near Battle Ground Middle School and other areas that have always been rezoned for 5 acres, and the current rezone petition was smaller.

Gary Schroeder said the lot sizes appear to vary from 1 to 1.8 acres and the rezone is to RE, which allows for smaller lots. The 5-acre and 2-acre lot sizes are a different process through parcelization which does not require a public hearing. The current petition had some two-acre lots.

Pam Rumba, 6761 Morehouse Road, West Lafayette, commented on the growth in the area after living there for 45 years. Now that development is reaching the outskirts of the area, she doesn’t want it to become too crazy.

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

Jackson Bogan called for a vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the rezone for **Z-3023 KERKHOFF BROTHERS PARTNERSHIP (500N)(A TO RE).**

<u>Yes-Votes</u>		<u>No-Votes</u>	
Jackson Bogan	Chad Lohmeyer	Gary Schroeder	(none)
Tracy Brown	Tom Murtaugh	Steve Schuhle	
Ben Carson	Kathy Parker	Steve Snyder	
Brad Hallberg	Todd Roswarski	Stason Wiete	

The rezone case, with a favorable recommendation from APC, will be heard by the County Commissioners on March 2, 2026.

Gary Schroeder moved to hear and vote on **Z-3024 HABITAT FOR HUMANITY LAFAYETTE (R1 TO R1C).** Kathy Parker seconded.

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.

Nathan McBurnett said the proposed properties included a single-family home on one lot and a detached garage on another lot. There were roughly 20 homes in the area that were built by Habitat for Humanity. There was an outstanding issue to address regarding the driveway serving a neighboring property that

appeared to be an old right-of-way that has never been improved. This would be the second property to be rezoned R1C, but the first to be intentionally used for affordable homes. 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, agreed that rezoning to R1C was appropriate and the plan was to subdivide the property. In terms of the abandoned right-of-way, they were still trying to figure out what to do with it since they were not aware of any owner listed in the county records.

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

Joy May, 321 Walker Ln, Lafayette, spoke in opposition and said the neighborhood streets were already operating beyond safe capacity, and the rezone would make them even more unsafe. She had been a long-term resident of the area and had spoken with multiple residents who shared concerns about the traffic congestion and safety. She had submitted photos, videos, and fire marshal findings documenting roadway constraints, traffic congestion, and emergency access limitations. Streets are under 20 ft. wide and on-street parking reduced travel to a single lane. Residents were parking in yard due to lack of space, which is in violation of city ordinance. Emergency vehicles, school buses, and winter services were facing navigation difficulties. The requested density is incompatible with the neighborhood's current infrastructure and exceeds the area safety capacity. She respectfully asked the planning commission to deny or defer the rezone until a formal engineering review could confirm that the neighborhood infrastructure could effectively support additional homes.

Brian Crammer, 10 Walker Ct, Lafayette, spoke in opposition and said Walker Court was frequently one lane with access off Powderhouse and Walker Lane. Walker Lane is a one-lane alley for the first several hundred feet. If you try to exit the neighborhood onto Wabash Avenue, you cannot get two vehicles into the alley and one vehicle must pull completely off the road into the grass. Coming into Powderhouse, there are frequently cars parked on both sides. The school bus lets kids off at the corner of Walker Court and Powderhouse and the kids are having to walk in the middle of the road, outside of the vehicles parked, because there is no sidewalk. Kids have no place to play except in the road. One neighbor often had his dump truck with a 12-15 ft. enclosed trailer blocking line of sight on the corner. The ballparks nearby also present a problem with traffic and lack of parking. He asked that the petition be disapproved.

Gary Jennings, 6 Walker Ct, Lafayette said there is currently a gravel berm that is used for parking and asked that it be left.

Jackson Bogan asked for a rebuttal.

Kevin Riley, RTS Law, 250 Main Street, Lafayette, said that he can take the request back to Habitat for Humanity to see if that aligns with their plans. In his experience, they try to be good neighbors. Kevin Riley commented that this was not a high-density development and can already subdivide as Residential. He clarified for Gary Jennings that R1C has smaller lots than R1.

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

Jackson Bogan called for a vote by yellow ballot.

Ryan O'Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the rezone for **Z-3024 HABITAT FOR HUMANITY LAFAYETTE (R1 TO R1C).**

Yes-Votes

Jackson Bogan	Chad Lohmeyer	Gary Schroeder
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

No-Votes

(none)

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

Gary Schroeder moved to hear and vote on **Z-3025 RIGHT STEPS CDC (R2 to NBU)**. Kathy Parker seconded.

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.

Kristine Roehl stated the petitioner was wanting to rezone for a larger childcare center. The Hanna Community Center will be demolished and the vacant lot, that was formerly the Dennis Burton Care Center, was demolished in 2024. Staff recommended approval.

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

Ian Loera, 211 North Pennsylvania Street, Suite 2375, Indianapolis, representing the petitioner, introduced his colleague, Donna Zink; their architect, Sarah Zager; project manager, Lauren McCool; and the President of Right Steps, Tammey Lindblom. He introduced Right Steps as a nonprofit early childhood education organization located throughout Greater Lafayette and spoke about their mission. They serve 450 children in the community, over 300 families, and over 70 other care centers. They felt the proposed use would continue to serve as an effective transitional use buffering the intense commercial land uses to the east and the residential districts to the west. The proposed development would be consistent with the previous childcare and social services that have occupied the property for the past 46 years.

Jackson Bogan asked if anyone wished to speak in favor or in opposition to the petition. There were none.

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

Jackson Bogan called for a vote by yellow ballot.

Ryan O’Gara collected the ballots and noted the Area Plan Commission voted 12-Yes to 0-No recommending approval of the rezone for **Z-3025 RIGHT STEPS CDC (R2 to NBU)**.

<u>Yes-Votes</u>		<u>No-Votes</u>
Jackson Bogan	Chad Lohmeyer	Gary Schroeder (none)
Tracy Brown	Tom Murtaugh	Steve Schuhle
Ben Carson	Kathy Parker	Steve Snyder
Brad Hallberg	Todd Roswarski	Stason Wiete

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

V. ADMINISTRATIVE MATTERS

A. 2025 Rental Report

Nathan McBurnett introduced the 2025 rental report that has been going on since 2013. It was originally created by the current executive director, Ryan O’Gara, and Nathan McBurnett took over last year. The rental report is traditionally written with the APC staff intern. The intern this year, Bennett Boehlein, was a Purdue student studying sales and marketing and has since accepted a job offer at Insight Real Estate in Chicago.

A lot of data was gathered from partner jurisdictions, the cities, the county, and other departments like the assessor’s office. The full report is 51 pages. A traditional way to do housing analysis, that was invented in the 1970s, is to do a demand analysis and a supply analysis and then a discussion of policy. This year they expanded the analysis of subsidized or affordable housing; the section 8 program that is run by the Lafayette Housing Authority. They also included the subsidized housing development and how it is financed in the community, something that not many people are aware of. Affordable housing

development is extremely complex in the way it's financed. They also expanded on the data that was provided for the landlord and the student renter survey.

This year key findings were that the West Lafayette area vacancies have risen between 2024 and 2025 from 1.2% to 1.5%. That is very small increase and still below the 5-10% range that they like to see. The other caveat to this specific data set is that it doesn't account for multifamily housing. Clarity is gained through data from USPS. The mail carriers assess properties for vacancies on their mail routes. To gain a better understanding of what multifamily vacancy looks like in the city, they partnered with the assessor's office. Over the same time period, the multifamily vacancy rate between '24 and '25 has decreased slightly. However, near campus in the West Lafayette student-serving apartment buildings, the bed occupancy rate was the lowest that it had been since the first quarter of 2021. This should be considered as development blossoms in West Lafayette. This year saw the most building permits issued in the county's history. The majority of those permits were in West Lafayette and majority of those were for two developments.

The Lafayette Housing Authority Section 8 housing voucher program distributes vouchers across the county. The Area 4 agency distributes Section 8 vouchers in the unincorporated areas and surrounding cities. This year the voucher demand exceeded the number of allotted vouchers for the community. About 48% of those who need vouchers, and qualified, received them. Last year they were able to satisfy over 50% of the demand. Between 2025 and 2026, the number of vouchers the community will receive is even lower. The emergency housing voucher program was created in 2021 and is being phased out. There will be about 26 fewer vouchers than last year.

Rent prices have continued to rise. Since 2021 there has been a 21% average increase in rent. Fair market rent is the fair asking rent that is established by the federal government and is classified by the lower 40% of quality units in the area. Fair market rent over the same time has increased by 26%. The rate of increase for the market rate rent is not exceeding that of the fair market rate, which is a relatively good sign.

For the renter survey, they received a lot of responses from students last year. This year they did not get as many but still had some highly energetic and passionate responses. The primary areas of concern that students are reporting this year are transportation, housing quality, and the affordability of housing. Affordability has been a major issue for students for quite some time. An assumption was that students don't tend to pay for their own housing or housing is paid for by the students' parents. This assumption is not necessarily founded in fact. Students have reported over the past 2 years that they do tend to pay for their own housing with their own income and the rent burden that they experience is over 50%. This means over 50% of their personal income goes towards housing. As development occurs in the highest segment of the market, which is intended for students, we may need to rethink long-term development policies in our community.

There is a growing mindset that an increase to housing supply is ultimately going to decrease housing costs because it's simply a matter of supply and demand. Research has shown evidence to the contrary. Just because there is an influx of supply, does not mean that housing costs are decreasing, because the housing market is segmented.

If you are flooding the top segment of the market that's only affordable to the highest income people, that doesn't mean that affordability is going to trickle down. It doesn't indicate that the lower segments of the market are going to free up for renters who can't pay at that top point. Saying we need more housing is an assumption that is not grounded in fact. At the very least, having more expensive housing is not something that is going to be better for our community in the long term.

Strategic amendments to the zoning ordinance can help address issues in the short term. This is something that was presented in the last report. Strategic amendments for parking and height are a couple of ways that can make development easier. The planned development process should be used for unique projects that provide public benefit. Planned development processes happen a lot in our community and often it's for mixed-use projects. It should be stressed to our elected officials and our policy makers that if the project does not provide an explicit public benefit, maybe it doesn't need to go

through the planned development process. Policy priorities and implementation strategies should be cross jurisdictional. The full report can be found:
<https://www.tippecanoe.in.gov/DocumentCenter/View/52113/2025-Tippecanoe-County-Rental-Report>

VI. APPROVAL OF THE FEBRUARY EXECUTIVE COMMITTEE AGENDA

Gary Schroeder moved that the following requests for subdivision be placed on the March 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 SUBDIVISION (minor-sketch) and
S-5326 MAC'S WABASH SUBDIVISION (minor-sketch).**

Kathy Parker seconded, and the motion carried by unanimous voice vote.

VII. DETERMINATION OF VARIANCES—Area Board of Zoning Appeals

Gary Schroeder moved that the following requests for variances from the Unified Zoning Ordinance are not requests for use variances, prohibited from consideration by ordinance and statute:

**BZA-2220 WALMART REAL ESTATE BUSINESS TRUST,
BZA-2221 TOMISH DEVELOPERS, LLC, and
BZA-2222 TOMISH DEVELOPERS, LLC.**

Kathy Parker seconded, and the motion carried by unanimous voice vote.

VIII. DIRECTOR'S REPORT

Ryan O'Gara was available to answer questions.

Jackson Bogan said he liked the format of the report.

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

IX. CITIZEN'S COMMENTS AND GRIEVANCES

Tom Murtaugh said House Bill 1001 is in the Senate right now and he encouraged everyone to reach out to the senators because this bill will take away a lot of authority from this board and local governments in general.

X. ADJOURMENT

Gary Schroeder moved to adjourn. Meeting adjourned at 7:38 PM.

Respectfully Submitted,
Danielle Bistline,
Recording Secretary

Reviewed by,



Ryan P. O'Gara
Executive Director