

THE  
AREA PLAN COMMISSION  
OF TIPPECANOE COUNTY

EXECUTIVE COMMITTEE  
NOTICE OF PUBLIC HEARING

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

AGENDA

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

1. **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.

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

Continue to the  
March 18, 2026  
APC meeting  
agenda.

2. **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.

- IV. APPROVAL OF THE MARCH APC PUBLIC HEARING AGENDA
- V. APPROVAL OF THE MARCH ABZA PUBLIC HEARING AGENDA
- VI. DETERMINATION OF VARIANCES – no variances filed
- VII. REVIEW AND APPROVAL OF THE FEBRUARY BUDGET REPORT
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

**Nondiscrimination & Accessibility Notice**

Tippecanoe County does not discriminate on the basis of race, color, national origin, religion, sex, age, marital status, disability, or veteran status. If you need a reasonable accommodation, including auxiliary aids or language assistance to participate in a public meeting or access a County service, please contact the Tippecanoe County ADA/Title VI Coordinator at (765) 423-9215 or by email: [accessibility@tippecanoe.in.gov](mailto:accessibility@tippecanoe.in.gov) at least 48–72 hours before the event. Forms and additional details are available on our website:

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

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

DATE..... FEBRUARY 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>*

<b>MEMBERS PRESENT</b>		<b>MEMBERS ABSENT</b>	<b>STAFF PRESENT</b>	
Jackson Bogan	Kathy Parker	Larry Leverenz	Ryan O’Gara	Kathy Lind
Diana Luper	Gary Schroeder	Jerry Reynolds	Amanda Esposito	Patrick Jones, Atty
Tom Murtaugh				

Jackson Bogan called the meeting to order. Attorney Patrick Jones called roll to establish members present.

**I. APPROVAL OF MINUTES**

Gary Schroeder moved to approve the minutes of the January 7, 2026, meeting. Diana Luper seconded, and the minutes, as submitted, were approved by unanimous voice vote.

**II. NEW BUSINESS**

Kathy Lind, APC staff, stated **S-5321 WIGGINS PLACE SUBDIVISION (minor-sketch)** has been continued to the February 18<sup>th</sup> Area Plan Commission agenda.

**III. PUBLIC HEARING**

**A. SUBDIVISIONS**

Gary Schroeder moved to continue **S-5321 WIGGINS PLACE SUBDIVISION (minor-sketch)** to the February 18<sup>th</sup> Area Plan Commission public hearing. Diana Luper seconded, and the motion carried by unanimous voice vote.

**IV. APPROVAL OF THE FEBRUARY APC PUBLIC HEARING AGENDA**

Gary Schroeder moved to place **UZO Amendment #124** on the February 18, 2026 Area Plan Commission public hearing agenda. Diana Luper seconded, and the motion carried by unanimous voice vote.

Gary Schroeder moved that the following subdivision petitions be placed on the February 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-5322 TENGEN BLOCK SUBDIVISION, a replat of lots 1-6 in R.C. Kendall’s Addition to Lafayette (major-preliminary), and S-5323 MAC’S RANDOLPH SUBDIVISION (minor-sketch).**”

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

Gary Schroeder moved to place the following rezone petitions on the February 18, 2026 Area Plan Commission public hearing agenda:

- Z-3018 JHS INVESTMENTS GROUP, LLC (NB & R1 TO GB),**
- Z-3019 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T to R3),**
- Z-3020 ESTRIDGE DEVELOPMENT MANAGEMENT, LLC (R1T & R3 to R1C).**

- Z-3021 WAYNE RISER (I3 to GB),**
- Z-3022 KERKHOFF BROTHERS PARTNERSHIP (300W)(A to RE),**
- Z-3023 KERKHOFF BROTHERS PARTNERSHIP (500N)(A TO RE),**
- Z-3024 HABITAT FOR HUMANITY LAFAYETTE (R1 TO R1C), and**
- Z-3025 RIGHT STEPS CDC (R2 TO NBU)**

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

**V. APPROVAL OF THE FEBRUARY ABZA PUBLIC HEARING AGENDA**

Gary Schroeder moved to place the following petitions on the February 25, 2026 Area Board of Zoning Appeals public hearing agenda:

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

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

**VI. DETERMINATION OF VARIANCES – Lafayette Division of the ABZA**

Gary Schroeder moved that the following request for variance from the Unified Zoning Ordinance is not a request for use variance, prohibited from consideration by ordinance and statute:

**#2026-15 ST. RD. 38 LLC**

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

**VII. REVIEW AND APPROVAL OF THE JANUARY BUDGET REPORT**

Gary Schroeder moved to approve the January 2026 Budget Report as submitted. Diana Luper seconded, and the motion carried by unanimous voice vote.

Ryan O’Gara was present to answer questions.

**VIII. OTHER BUSINESS**

There was none.

**IX. ADJOURNMENT**

Gary Schroeder moved to adjourn. Meeting adjourned at 4:36 PM.

Respectfully Submitted,  
Danielle Bistline  
Recording Secretary

Reviewed By,



Ryan O’Gara  
Executive Director

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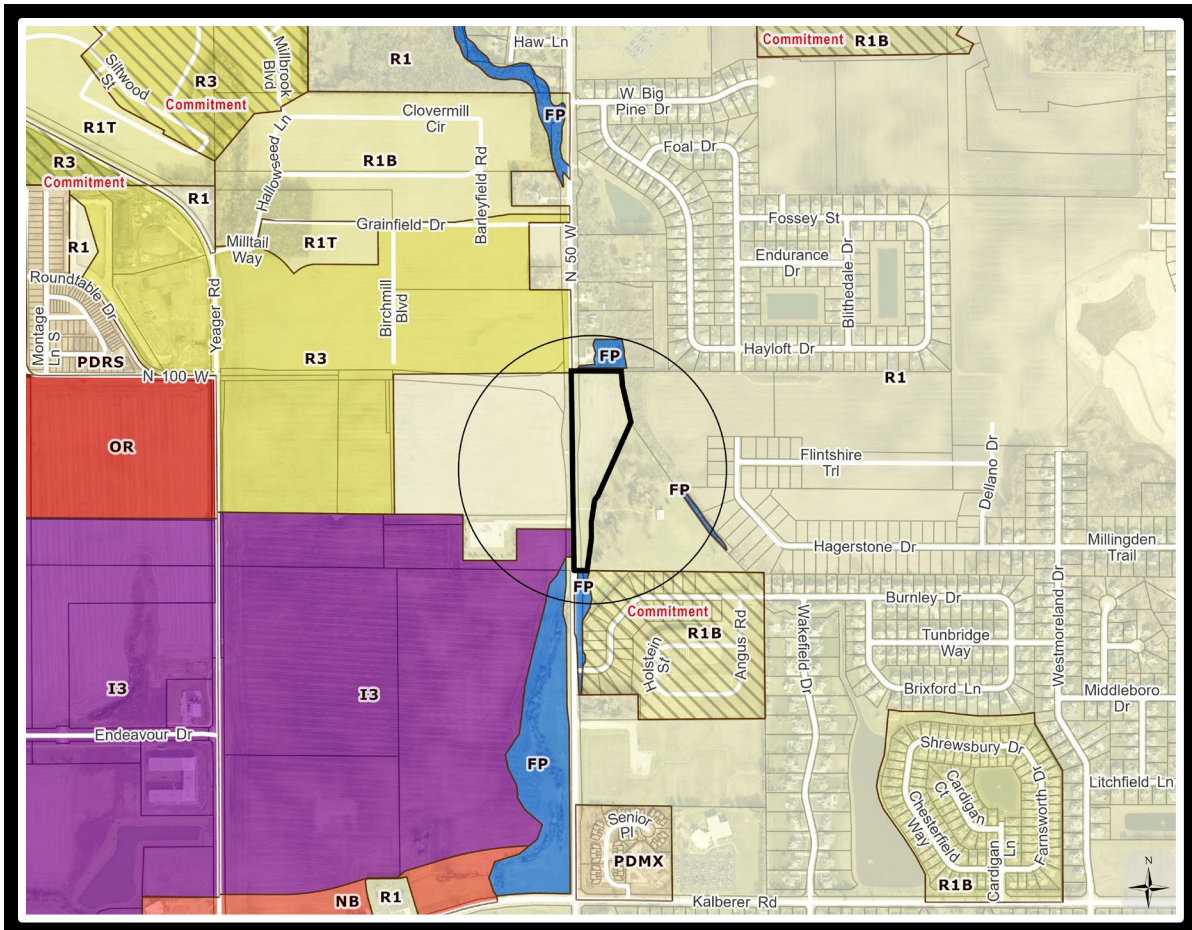
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**S-5321**  
**WIGGINS PLACE SUBDIVISION**  
**(minor-sketch)**

**STAFF REPORT**  
**February 26, 2026**

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**S-5321**  
**WIGGINS PLACE SUBDIVISION**  
**Minor-Sketch Plan**  
**Property owner: SK Land Development Co, LLC**

**Staff Report**  
**February 12, 2026**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the property owner, by Steve Schreckengast, represented by Josh Nixon of Kimley-Horn, is seeking sketch plan approval of a four-lot single-family residential subdivision (plus one outlot) on 7.98 acres located at the southeast corner of Salisbury (CR 50 W) and the proposed east-west collector Nabi Blvd. (aka CR 425 N) in West Lafayette, Tippecanoe 31 (SE) 24-4.

**AREA ZONING PATTERNS:**

The site in question is zoned R1, single-family residential as is the land adjacent to the north and east except for small areas of FP, flood plain zoning along the John Boes legal drain. Land to the west across CR 50 W was recently rezoned GB, general business; land south of the GB rezone is zoned I3, industrial. Property to the northwest of the proposed subdivision is zoned R3, single, two and multi-family residential.

**AREA LAND USE PATTERNS:**

The proposed subdivision is currently unimproved, as is the land across the county road to the west. Northeast of the site are the lots in Auburn Meadows subdivision while Arbor Chase is under construction on land to the east across the ditch. Wiggins Farm subdivision is also under construction on the east side of CR 50 W further to the south. Preliminary work is being done on the SK Hynix chip plant to be located to the southwest.

**TRAFFIC AND TRANSPORTATION:**

CR 50 W (Salisbury Street) is classified as a rural secondary arterial by the adopted *Thoroughfare Plan*. The new east-west street, eventually connecting Roundtable Drive in Hadley Moors subdivision with Soldier’s Home Road, is going to be constructed as a collector with a roundabout at the intersection of the two streets. An NVA (no vehicular access) statement would be platted along the entire frontage of the four lots; shared access would be from outlot A adjacent to the south where an old driveway currently exists from Salisbury. A 20’ wide access easement just east of the Salisbury frontage would serve all four lots.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Indiana-American water mains exist on the west side of CR 50 W. Regarding sewer access, a letter from West Lafayette states that, “Sanitary service is available to the proposed property. Two options for service to the proposed four single-family home lots include:

1. A single force main connection from a lift station serving the proposed four single family home lots to the existing force main on the west side of Salisbury Street, or
2. A single force main connection from a lift station serving the proposed four single

family home lots to the sanitary sewer within the Wiggins Farm subdivision or a future sanitary manhole to be installed within a future phase of the proposed development east of Boes Ditch.”

The letter continues by stating, “The city opposes installation of **new** septic systems within the City. The force mains and lift station will be considered private. The plans will require technical review and permits from the city.”

**CONFORMANCE WITH UZO REQUIREMENTS:**

All lots meet lot width and lot area requirements in the R1 zone. All building setbacks have been correctly shown.

**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 entrance, a "No Vehicular Access" statement shall be platted along the CR 50 W (Salisbury Street) and the proposed CR 425 N (Nabi Blvd.) right-of-way lines.
2. 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.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The West Lafayette corporation line shall be labeled on the north property line.
6. The Regulatory Flood Elevation and Boundary for the Boes legal drain flood plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
7. The County Surveyor and City of West Lafayette shall approve any required drainage plans in compliance with applicable ordinances.
8. The street addresses and County Auditor's Key Number shall be shown.

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

9. 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..... MARCH 18, 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

TAX INCREMENT FINANCING DISTRICT RESOLUTIONS

- A. **RESOLUTION 2026-02: Southeast Industrial Area Amendments (City)**  
This resolution would determine that a city redevelopment commission resolution and amendment to add parcels to the Southeast Industrial Area (including the allocation area) conforms to the *Comprehensive Plan* for the City of Lafayette.
- B. **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.

IV. PUBLIC HEARING

- A. UNIFIED ZONING ORDINANCE AMENDMENT  
  
**UZO Amendment #125:**  
This amendment to Chapter 3-2 Permitted Use Table, footnote 52 would allow ground floor residential in buildings located in the Discovery Park District, in West Lafayette’s CBW zone.

B. SUBDIVISIONS

1. **S-5334 TIMBERBROOK MEADOWS SUBDIVISION, PHASE 2 (major-preliminary):**

Petitioner is requesting preliminary plat approval of a single-family residential subdivision of 167 lots on 38.25 acres, located on the south side of CR 600 N, west of Timberbrook Meadows, Phase 1 in Wabash 25 (NE) 24-5.

C. REZONING ACTIVITIES - none

V. ADMINISTRATIVE MATTERS

VI. APPROVAL OF THE APRIL 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:*

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Pres. Gary Schroeder, citizen appointment of the Tippecanoe County Commissioners, 1/26 thru 12/26  
 Vice Pres. 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  
 Jackson Bogan, Lafayette Mayor Roswarski's appointment, 1/26 thru 12/26  
 Todd Roswarski, Lafayette Mayor Roswarski's appointment, 1/26 thru 12/26  
 Stephen Snyder, Lafayette City Council representative, 1/26 thru 12/28  
 Jason Dombkowski, 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  
 Larry Leverenz, 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

**Nondiscrimination & Accessibility Notice**

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[Tippecanoe County ADA & Title VI Compliance](#)

# THE AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY

## NOTICE OF PUBLIC HEARING

DATE..... MARCH 25, 2026  
 TIME..... 6:00 P.M.  
 PLACE ..... COUNTY OFFICE BUILDING  
 20 NORTH 3RD STREET  
 LAFAYETTE, IN 47901

### *Tentative* AGENDA

*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-2223 JHS INVESTMENT GROUP LLC**

Petitioner and owner, represented by Kevin J. Riley of RTS Law, requests the following variances for an existing U-Haul business (SIC 751):

- 1. To reduce the width and number of plant units of a Type C bufferyard along the side (south) property line from the required 30' to 15' (UZO 4-9-3).
- 2. To reduce the width and number of plant units of a Type C bufferyard along the rear (east) property line from the required 30' to 15' (UZO 4-9-3).

The GB-zoned property is Lot 1 of J & J Subdivision, commonly known as 5011 Old US Hwy 231 S, in Wea 20 (NW) 22-4.

#### 2. **BZA-2224 1<sup>ST</sup> SOURCE BANK**

Petitioner and owner, represented by Ryan Munden of RTS Law, requests a variance to reduce the required parking for an existing bank (SIC 60) from the minimum allowed 60 spaces (per Parking Group 8) to 43 spaces. The OR-zoned property is Lot 3 of Part 1 of McClure Park Subdivision, commonly known as 1215 Potter Drive, Wabash 12 (NE) 23-5 (UZO 4-6-3).

- 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. The ABZA membership is as follows:*

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President Steve Clevenger, Tippecanoe County appointment, 1/26 thru 12/26  
Vice President Robert Novak, City of Lafayette appointment, 1/26 thru 12/26  
Tim VanderPlaats, Tippecanoe County appointment, 1/26 thru 12/26  
Ed Butz, City of Lafayette appointment, 1/26 thru 12/26  
Brad Hallberg, APC appointment, 1/26 thru 12/26  
Gary Schroeder, APC appointment, 1/26 thru 12/26  
[Vacant], City of West Lafayette appointment

**MONTHLY BUDGET REPORT**  
January 29, 2026 - February 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	\$73,142.46	\$156,660.18	\$973,232.82
1000-2510-1130	Part Time Personnel	\$7,000.00			\$7,000.00			\$7,000.00
<b>TOTAL PERSONAL SERVICES</b>		<b>\$1,136,893.00</b>			<b>\$1,136,893.00</b>	<b>\$73,142.46</b>	<b>\$156,660.18</b>	<b>\$980,232.82</b>
1000-2510-2110	Office Supplies- Gen	\$4,500.00			\$4,500.00	\$91.43	\$194.17	\$4,305.83
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
<b>TOTAL SUPPLIES</b>		<b>\$9,600.00</b>			<b>\$9,600.00</b>	<b>\$91.43</b>	<b>\$1,154.17</b>	<b>\$8,445.83</b>
1000-2510-3110	Legal Services (outside counsel)	\$60,000.00			\$60,000.00	\$3,186.25	\$5,976.25	\$54,023.75
1000-2510-3170	Translator							
1000-2510-3190	Other Professional Services	\$5,000.00			\$5,000.00			\$5,000.00
1000-2510-3210	Travel Costs and Mileage	\$11,500.00			\$11,500.00	\$3,551.83	\$3,551.83	\$7,948.17
1000-2510-3310	Published Legals	\$1,000.00			\$1,000.00	\$32.86	\$32.86	\$967.14
1000-2510-3620	Repair Veh & Equip	\$1,500.00			\$1,500.00	\$18.00	\$18.00	\$1,482.00
1000-2510-3910	Dues & Subscriptions	\$1,500.00			\$1,500.00	\$36.98	\$92.96	\$1,407.04
<b>TOTAL OTHER SERVICES &amp; CHARGES</b>		<b>\$80,500.00</b>			<b>\$80,500.00</b>	<b>\$6,825.92</b>	<b>\$9,671.90</b>	<b>\$70,828.10</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$90,100.00</b>			<b>\$90,100.00</b>	<b>\$6,917.35</b>	<b>\$10,826.07</b>	<b>\$79,273.93</b>
<b>TOTAL BUDGET</b>		<b>\$1,226,993.00</b>			<b>\$1,226,993.00</b>	<b>\$80,059.81</b>	<b>\$167,486.25</b>	<b>\$1,059,506.75</b>

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