

**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>*

MEMBERS PRESENT		MEMBERS ABSENT	STAFF PRESENT	
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 18th Area Plan Commission agenda.

III. PUBLIC HEARING

A. SUBDIVISIONS

Gary Schroeder moved to continue **S-5321 WIGGINS PLACE SUBDIVISION (minor-sketch)** to the February 18th 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 P. O'Gara

Ryan O’Gara
Executive Director