

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY
LAFAYETTE DIVISION

January 16, 2018

The City of Lafayette Board of Zoning Appeals met in regular session on Tuesday, January 16, 2018 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Jake Gray, David Lahr, and Kathy Davis. The meeting was called to order by Mr. Bogan.

The first order of business being the election of officers for 2018, Mr. Bogan requested nominations for President. Ms. Davis nominated Jackson Bogan; second by Ms. Walder. The motion passed by unanimous voice vote. Jackson Bogan will be President of the Board for 2018. Ms. Davis nominated Tracy Walder for Vice President, second by Mr. Gray. The motion passed by unanimous voice vote. Tracy Walder will be Vice President of the Board for 2018.

Ms. Walder moved to approve the minutes of the previous meeting as distributed; second by Ms. Davis. The motion passed by unanimous voice vote.

NEW BUSINESS:

2018-1 Petition filed by TIPPECANOE DEVELOPMENT II, LLC for variance to eliminate the Type C bufferyard requirement along the south and west lot lines separating I3 and R3 zones. Property located at 3535 UNION ST.

Ms. Walder moved to hear and approve the petition, second by Ms. Davis. Dan Teder, agent for the petitioner, presented the petition.

Mr. Teder stated that the petitioner is Tippecanoe Development II which is John Scheumann. The request is to eliminate the Type C bufferyard along the south and west property lines. It is an approximate 6-acre tract. Mr. Teder passed out a map of the area. Using the map, he pointed out the site which is zoned R3. He pointed out adjacent areas zoned I3. The tract in question extends all the way south, the south end is currently wooded and there will not be any development in that area. Mr. Teder pointed out an outlot from the original subdivision 30 to 40 years ago. It is wooded and likely used for drainage purposes. He pointed out the specific locations where the bufferyard would be eliminated and wooded areas in general. Even though the wooded areas exist and would remain, they have made the request to be on the record.

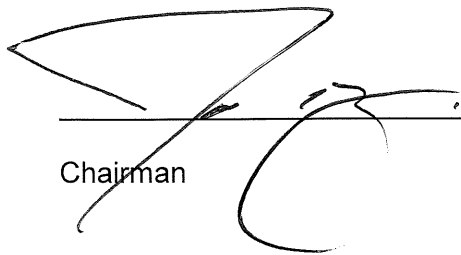
They intend to build 7 buildings. A new site plan was provided. The buildings will be similar to what Mr. Scheumann built on Shenandoah. There will be 7 buildings; 96 one-bedroom units, 16 two-bedroom units, and all of the buildings will be 2-story. All of the other zoning requirements will be met. The old Moose lodge will be demolished. There is no intention to develop the south end.

Mr. Bogan asked for clarification on the extent of the variance request. Mr. Teder replied that the extent was not clear so the request was made for the entire property. Secretary Griffiee added that the site plan shows the extent of the development to be about 750 feet south of Union Street. Even though the request is for the entire property, any development on the south end would change the site plan and a new variance would need to be requested.

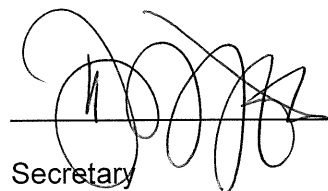
Mr. Teder added that a new site plan was provided that addressed concerns by the Lafayette Fire Department. Mr. Bogan expressed concern about the area near the outlot and asked about its ownership. Mr. Teder responded that he had not fully researched that property but it is likely an area for drainage. Mr. Bogan asked if anything could be done on the outlot. Mr. Teder stated that he does not believe it will be possible to ever do anything there. Secretary Griffie added that any development on the outlot would require the installation of a bufferyard.

The Board voted by ballot: 5 yes 0 no. PETITION GRANTED

The next meeting of the Lafayette Board of Zoning Appeals will be on Tuesday, February 20, 2018 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:10 PM.



Chairman



Secretary