

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
PRE-COUNCIL MINUTES  
OCTOBER 29, 2020

The Common Council of the City of West Lafayette, Indiana, met electronically on October 29, 2020, at the hour of 4:30 p.m.

President Bunder called the meeting to order and presided.

Present: James Blanco, Peter Bunder, Shannon Kang, Larry Leverenz, Kathy Parker, Gerald Thomas, and Norris Wang.

Absent: Nick DeBoer and David Sanders.

Also present: Mayor John Dennis, Assistant City Attorney Alex Burns, Clerk Sana Booker, and Director of Development Erin Easter. Other unnamed department heads who did not speak were available on the conference line.

PRE-COUNCIL ACTION ITEMS

President Bunder reminded the Council members to fill out their anti-nepotism compliance forms.

PUBLIC RELATIONS:

2021 Council Schedule

President Bunder stated that he is proposing that we do not hold Pre-Council meetings very often in 2021, and instead hold them only when needed. Over the years the Council has agreed not to do anything dramatic at the Pre-Council meetings, which had led to brief meetings. In response to questions from Councilors Kang, he explained that with this option we would assume we are not having a Pre-Council meeting, but a public notice would be sent out if we choose to hold one. It is flipping from cancelling an anticipated meeting to opting in to hold a meeting if we choose.

UNFINISHED BUSINESS:

Ordinance No. 18-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Mezzanine 7, LLC) (202 W. Pierce St.) (R3W to R4W) (Submitted by Area Plan Commission) [No. of Readings 1 of 1] [Continued from the October 5, 2020, meeting.]

President Bunder read Ordinance No. 18-20 by title only.

Director Easter stated that she believes there will be a request to withdraw this item.

There was no further discussion.

NEW BUSINESS:

Ordinance No. 19-20 An Ordinance Vacating A Portion Of Allison Road Within The City Of West Lafayette (Submitted by Purdue Research Foundation and Sponsored by Mayor Dennis) [No. of Readings 1 of 2]

President Bunder read Ordinance No. 19-20 by title only.

Director Easter stated that this vacation of a portion of Allison Road goes along with both the Allison Road project and the Newman Road project.

Jeremy Slater, Purdue Research Foundation (PRF), explained that a new Allison Road was essentially built with these projects. The former Allison Road was previously a County road that did not have a formal right-of-way established. Once we built the new road via the subdivision process, it was deeded over as a public right-of-way. We are going through this process to make sure the old road is vacated.

President Bunder asked if this should not have been done while the work was being done around the Saab building at Newman Road. Mr. Slater responded that the street is not officially opened to traffic, and they wanted to finish the subdivision process first.

There was no further discussion.

Ordinance No. 20-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (UZO Amendment #98) (Discovery Park District Overlay) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

Ordinance No. 21-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (Purdue Research Foundation) (Discovery Park District Overlay Area) (GB, NB, OR, PDMX & PDNR to CBW) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

President Bunder read Ordinance Nos. 20-20 and 21-20 by title only, noting that these two items go together.

Director Easter stated that as we imaged the new western entryway into the City from US 231, the vast majority of that is the Discovery Park District. Having gone through this process with about a half-a-dozen PDs, the built environment that we have negotiated through this process with PRF and their developers and City staff has been pretty consistent. What we are looking to do, along with the amenities being added within the right-of-way and within the projects themselves, have been very consistent. In order to maintain that consistency, we have opted for a form-based code overlay. What this code does is dictates the built environment. Anything that goes vertical in this space has to conform with the rules that are set out within this form-based code. From a development perspective, this maintains the aesthetic that we are looking for. This is adopted into the Unified Zoning Ordinance (UZO) so that it is not an optional thing. It is compulsory for any development standards within the geographic boundary of this overlay. It also does not rely on staff or APC or looking back at plans from previous developments to make sure that everything is the same with every development; it maintains that consistency through the ordinance itself. Director Easter explained that Ordinance No. 21-20 is a rezone of those same lands, which helps restrict some uses that we are not interested in seeing within the CBW zone and to add a couple of options that we were interested in seeing in all CB zones across Tippecanoe County.

Councilor Leverenz noted that this is the second form-based overlay to go through APC. The first was Centennial Neighborhood in Lafayette. There was a plan to have a form-based code for the New Chauncey Neighborhood, but that has been delayed due to the work on the US 231 Corridor Plan as well as Discovery Park. It is a relatively new thing, but it coordinates all the developments that occur without continuously coming through APC and the Council to get these items approved. He thinks it is a good thing for this section of land.

President Bunder asked if there would be an opportunity to fight about something that is being built. Director Easter responded that one of the benefits is that we have negotiated all the points that would traditionally be contentious into the existing code. This built environment and the amenities that we would typically seek have been built into the UZO. The other part is that it does not allow for variances. We are sticking with what we have unless we change the form-based overlay itself.

There was no further discussion.

Ordinance No. 22-20 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (West Lafayette Library Leasing Corporation – Anastasia Krutulis) (West Lafayette Public Library PD) (PDNR to PDNR) (Submitted by Area Plan Commission) [No. of Readings 1 of 1]

President Bunder read Ordinance No. 22-20 by title only.

President Bunder noted that the Councilors have seen these plans before. He reminded everyone that the WLPL is an independent organization. Much like the school board, the Council does not tell them what to do and where to do it. We can tell them how close to the street to put it.

Nick Schenkel, Director, West Lafayette Public Library, stated that this is a rezone from a planned development that was approved in 2003 to an updated planned development for 2020. It is basically adding an addition on the west side of two stories of about 10,000 square feet. It will allow the library to grow some in size. They will be renovating the entryway of the existing library and making some changes in the basement. This will add public amenities, and there will still be tables and chairs, which are currently very popular anytime it is above 50 degrees and sunny. It is a good place for people to gather. They will also be adding a new significant entrance on Northwestern Avenue so the library staff can greet people coming from that part of town as well as the existing entrance at the corner of Chauncey Avenue and Columbia Street.

Tyler Ochs (Ball Eggleston PC), representing the petitioner, noted that since the original PD is being changed, they must go through the rezone process to make this update. There is no zoning designation change.

There was no further discussion.

Resolution No. 18-20 A Resolution Requesting The Transfer Of Funds (Parks and Public Safety LIT) (Prepared by Controller) [No. of Readings 1 of 1]

President Bunder read Resolution No. 18-20 by title only.

There was no discussion.

Resolution No. 19-20 A Resolution Of The West Lafayette Common Council Concerning Certain Actions And Proceedings With Respect To The Financing Of Certain West Lafayette Senior Living Facilities (Vita Investment Holdings, LLC) (Submitted by Economic Development Commission) [No. of Readings 1 of 1]

President Bunder read Resolution No. 19-20 by title only.

Director Easter stated that this item will be tabled.

PRE-COUNCIL MINUTES, OCTOBER 29, 2020, CONTINUED

Councilor Thomas motioned to table Resolution No. 19-20 until the item is refiled. Councilor Leverenz seconded the motion, and the motion passed by unanimous voice vote.

There was no further discussion.

REPORT BY THE MAYOR

President Bunder asked what we are doing for Halloween. Mayor Dennis stated that there is no policy for Halloween. He asked that parents parent and look out for their kids.

ADJOURNMENT

There being no further business at this time, Councilor Thomas moved for adjournment. President Bunder adjourned the meeting, the time being 4:54 p.m.