

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
PRE-COUNCIL MINUTES  
July 5, 2018

The Common Council of the City of West Lafayette, Indiana, met in the Multi-Purpose Room at the Morton Community Center on July 5, 2018, at the hour of 4:30 p.m.

Vice President Dietrich called the meeting to order and presided.

Present: Nick DeBoer, Steve Dietrich, Larry Leverenz, David Sanders, and Norris Wang.

Absent: Peter Bunder, Jonathan Jones, Gerry Keen, and Gerald Thomas

Also present: Corporation Counsel Eric Burns, Clerk Sana Booker, Street Commissioner Ben Anderson, Director of Development Erik Carlson, Human Resources Director Diane Foster, City Engineer Ed Garrison, Interim Police Chief Troy Harris, Fire Chief Tim Heath, WWTU Director David Henderson, Parks Superintendent Kathy Lozano, and Building Commissioner Chad Spitznagle.

REPORT OF APC REPRESENTATIVES

Councilor Leverenz informed the Council that the APC agenda has a rezone for the property, which is on the corner of Kent Avenue and Salisbury Street. This will change the property's zone from R1 to NB.

FINANCIAL REPORT

Vice President Dietrich reminded his fellow Councilors that the upcoming Budget Committee meetings will be held at the Morton Community Center on July 17 and July 19, 2018, at 4:30 p.m.

SPECIAL REPORTS:

Joint Board Report

Councilor DeBoer noted that he will be out of the Country during the next Joint Board meeting. Purdue requires a proxy to be appointed in the absence of one of their members, but he is unsure if the City requires the same protocol. However, he assured that the correct measures will be taken to fill his vacancy if necessary.

UNFINISHED BUSINESS:

Ordinance No. 14-18 An Ordinance Restricting The Use Of Tobacco Products In Certain Public Places (Sponsored by Councilor Thomas)

Vice President Dietrich read Ordinance No. 14-18 by title only.

Vice President Dietrich asked if the ordinance had been amended since the last Council meeting, to which Corporation Counsel Burns responded no. He explained that there was discussion that the ordinance should be tabled, which will allow time for Parks Superintendent Lozano to review and incorporate her input on the topic.

Councilor DeBoer motioned that Ordinance No. 14-18 be tabled until the August 6, 2018, Council meeting. The motion was seconded by Councilor Leverenz, and the motion was passed by voice vote.

There was no further discussion.

Ordinance No. 15-18 (Second Amended) An Ordinance Amending Building Code (City Code Chapter 110) (Sponsored by Mayor Dennis)

Vice President Dietrich read Ordinance No. 15-18 by title only.

Building Commissioner Chad Spitznagle stated that he recently had a network meeting, with no major issues or topics to be discussed. A follow-up meeting with the Indiana Apartment Association took place earlier today, which resulted in a quick amendment to clarify the language for some inspection fees. The amended information was submitted to the Clerk's Office. Mr. Spitznagle confirmed for Vice President Dietrich that all of the changes are reflected in the proposed third amendment.

Councilor DeBoer motioned to amend Ordinance No. 15-18 by substitution. Councilor Leverenz seconded the motioned, and the motion was passed by voice vote.

There was no further discussion.

Ordinance No. 16-18 (Amended) An Ordinance Amending City Code Chapter 117 – Inspection And Certification Of Rental Housing (Sponsored by Mayor Dennis)

Vice President Dietrich read Ordinance No. 16-18 by title only.

There was no discussion.

**NEW BUSINESS:**

Ordinance No. 17-18 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Schweitzer Engineering Laboratories, Inc.) (A to OR) (Submitted by Area Plan Commission)

Vice President Dietrich read Ordinance No. 17-18 by title only.

There was no discussion.

Ordinance No. 18-18 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Pure Development, Inc.) (OR to NB) (Submitted by Area Plan Commission)

Ordinance No. 19-18 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect. (Pure Development, Inc.) (OR to R4W) (Submitted by Area Plan Commission)

Vice President Dietrich read Ordinance Nos. 18-18 and 19-18 by title only.

Dan Teder (Reiling Teder & Schrier, LLC), representing the petitioner, provided handouts to the Council. Mr. Teder explained that a unanimous yes vote was received from the Area Plan Commission (APC). This is for two tracts that are located on the southwest corner of Yeager Road and Kalberer Road. The smaller tract, which is 1.6 acres, has the intent to build a 9,000 square foot strip center. A coffee shop and a full-service salon are currently interested in this location, and they are looking into a restaurant to compliment these services. The larger tract is 7.72 acres and will host an apartment complex, which will include numerous amenities such as a

club house, fitness center, pool, and a dog park. The apartment complex will be three stories tall and will be beneficial for the young professionals who work at the research center. The project is expected to begin in the fall and will cost an estimated \$30 million.

Vice President Dietrich asked for the parking to bed ratio, to which Mr. Teder responded that they will ask for a parking variance. The property is in a Zone R4W and it is 2-1. After discussion with both APC and the City of West Lafayette, a 1 to 1.25 per unit is appropriate. The efficiencies are 1-2 bedrooms and will be over 90% of the apartment complex.

Councilor Sanders asked for clarification on what a full-service salon meant, to which Mr. Teder explained that it is for men and women. It will also offer massages. Councilor Sanders expressed his medical concern by stating that he felt the number of tanning salon opportunities should not be increased.

Vice President Dietrich asked if the development was passed after APC made their approval. He noted that APC stated in their letter that there was no proposed use for the development. Mr. Teder responded that Steve Shook is the realtor on this matter and they are looking to get those type of businesses in the strip mall. However, nothing has been signed or made official yet.

Vice President Dietrich expressed his concern about changing a zoning ordinance for a project that does not have specific details lined up. It seems like an open-ended agreement on City's end.

There was no further discussion.

Resolution No. 11-18 A Resolution Appropriating The Necessary Funds Resulting From The 2018 Community Development Application Of The City Of West Lafayette Under Title I Of The Housing And Community Development Act Of 1974, As Amended (Submitted by Department of Development)

Vice President Dietrich read Resolution No. 11-18 by title only.

There was no discussion.

#### ADJOURNMENT

There being no further business at this time, Vice President Dietrich moved for adjournment. Vice President Dietrich adjourned the meeting, the time being 4:42 p.m.