

Subject to approval at the March 3, 2014, Common Council Meeting.

CITY OF WEST LAFAYETTE
COMMON COUNCIL
PRE-COUNCIL MINUTES
JANUARY 30, 2014

The Common Council of the City of West Lafayette, Indiana, met in Council Chambers at City Hall on February 3, 2014, at the hour of 4:30 p.m.

Mayor Dennis called the meeting to order and presided.

Present: Bunder, Burch, Dietrich, Thomas, and VanBogaert.

Absent: Keen, Thomas

Also present were City Attorney Associate Murtaugh, Clerk-Treasurer Rhodes, Public Works Director Buck, Street Commissioner Downey, Fire Chief Heath, WWTU Director Henderson, Deputy Police Chief Leroux, Parks Superintendent Payne, and Director of Development Poole.

Mayor Dennis opened the meeting by explaining that the beginning of this Council Meeting will include the annual State of the City address and recognition of five of our volunteers.

UNFINISHED BUSINESS:

Ordinance No. 31-13 An Ordinance Requesting An Additional Appropriation For The Cumulative Firefighting Building And Equipment Fund (Prepared by the Clerk-Treasurer)
PUBLIC HEARING

Mayor Dennis read Ordinance No. 31-13 by title only.

There was no discussion.

Ordinance No. 04-14 An Ordinance Requesting An Additional Appropriation And Reduction To The 2014 Budget (Prepared by the Clerk-Treasurer) PUBLIC HEARING

Mayor Dennis read Ordinance No. 04-14 by title only.

There was no discussion.

Ordinance No. 05-14 An Ordinance To Amend Ordinance No. 23-13, To Fix The Salaries Of Appointed Officers, Employees, And Members Of The Police And Fire Departments Of The City Of West Lafayette, Indiana, For The Year 2014 (Submitted by Mayor John Dennis)

Mayor Dennis read Ordinance No. 05-14 by title only.

There was no discussion.

NEW BUSINESS:

Ordinance No. 07-14 To Amend Certain Portions Of The Unified Subdivision Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (USO Amendment #8 Multi-Family Subdivisions) (Submitted by the Area Plan Commission)

Ordinance No. 08-14 To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana, Designating The Time When The Same Shall Take Effect (UZO Amendment #80 Duplex Apartment Complexes in R2 Zones) (Submitted by the Area Plan Commission)

Mayor Dennis read Ordinance No. 07-14 and 08-14 by title only.

Sallie Fahey, Executive Director, Area Plan Commission (APC), stated that Ordinance Nos. 07-14 and 08-14 are companion ordinances. One is to the zoning ordinance, the other subdivision ordinance. She explained that with the current situation, if someone wants to build an apartment complex, no matter the style, it has to be zoned R3 or, in West Lafayette, R3W. She stated that these two ordinances would allow an apartment complex comprised only of duplex-style buildings in an R2 zone instead of requiring R3 zoning. The concept was proposed by the Lafayette City Council. It then went through APC Ordinance Committee Hearings, and then the APC voted on it and recommended approval to the six legislative bodies. Right now there are two options currently available for a similar kind of development. They could be done as a planned development or each building could be subdivided to be on its own lot. This change would do away with the need to go through one of those processes. She stated that each jurisdiction needs to decide either to keep the current rules or to decide to allow duplex apartment complexes in R2 zoning districts. Ordinance No. 08-14 includes a new definition for a *primary use building*, and Executive Director Fahey stated that if the ordinance does not pass, the APC may return with this new definition because there are some things in it that need to be cleaned up anyway.

Councilor Bunder asked what project provoked this change.

Executive Director Fahey described a proposed project a couple of years ago in the County which caused some concern on the part of the City of Lafayette about that type of development should that property end up in the City. She also described two such existing communities in Lafayette, but said that the project that really kicked this off is a development called Hawthorn Villas. She explained that it was approved as a planned development, but the developer instead requested a rezone to R2. When it got to the APC Office, the staff made a mistake and allowed the multi-family subdivision to go through because they were all duplexes. The APC offered the developer a suite of solutions, but none suited the developer. The developer went to the Lafayette City Council and they agreed to promote this change. Executive Director Fahey clarified for Councilor Hunt that a duplex is two dwelling units or two apartments in one building.

There was no further discussion.

ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment. Mayor Dennis adjourned the meeting, the time being 4:42 p.m.