



Meeting Minutes
Preservation Steering Committee, February 26, 2019, 11:00 AM
Area Plan Commission Conference Room

Meeting called by: Ken Jones

Type of meeting: Organizational

Attendees: Sallie Fahey, Ryan O’Gara, Dennis Carson, Ben Zum Dahl, Jenelle Rotar, Ken Jones

Minutes

- Agenda item:**
1. Introductions
 2. Review neighborhood decisions supporting form-based overlay
 3. Discuss approach and high-level time line
 4. Kickoff meeting in neighborhood

Discussion:

Sallie briefly described what form-based overlay will accomplish for the neighborhood. Applies to new construction or significant rebuild / remodel projects. Centennial is the only neighborhood that as successfully gone through the process.

Form based overlay is chapter 7 of the Unified Zoning Ordinance. Section 7-1 focuses on process. Section 7-2 if the form-based overlay for Centennial neighborhood. If Highland Park completes the process, we would likely become section 7-3. <http://in-tippecanoeconomy.civicplus.com/DocumentCenter/View/553/Unified-Zoning-Ordinance-PDF?bidId=>

Reviewed the current list of Preservation Steering Committee (PSC) members. Sallie suggested that we engage our council-person on the PSC. We have reached out to Lauren Ahlersmeyer via email but do not have a commitment that she will join the steering committee as of today. Will be sure to make her at least an FYI member.

Discussed the process for developing the form-based overlay starting with the Lafayette city council, moving to development work by Area Plan collaborating with the PSC. When a draft ordinance comes together, it will go various committees of Area Plan for review and approval. Part of that process will involve notification to every property owner in the overlay zone of the proposed changes. Once Area Plan approves, then the ordinance moves to the Lafayette city council for consideration.

We asked that the neighborhood assessment specifically consider:

1. The large triangle
2. The small triangle
3. Bicycle bridge
4. Ravine

We discussed specific actions and dates for the near term to get started.

Conclusions:

Confirmed next steps:

1. First event will be a meet and greet to establish working relationships between the PSC members, Area Plan and Lafayette Economic development teams. Tentatively plan to hold this at Ken’s house either Thursday, March 28 or Saturday, March 30. Specific date to be finalized in discussions with stakeholders.
2. PSC meeting at Matchbox on April 18 at 7:00 PM. APC staff presents the Centennial form-based overlay process and results. Finalize the map boundaries for the overlay zone. Review the draft resolution for the Lafayette City council.
3. Provide copy of map and draft resolution to city council caucus no later than April 30 (APC responsible).
4. May 6, City council meeting to request approval of resolution to develop an overlay zone for Highland Park. The resolution authorizes APC to formally engage on the project. The resolution in no way defines the overlay.

Action items	Person responsible	Deadline
1. Provide reference maps/references to Ryan as a basis for the overlay zone map. Sources: HP historic advertising map, neighborhood definition in HPNA bylaws, 1996 historic district application.	Jenelle	March 4, 2019
2. Confirm the current zoning for the purpose-built duplex at 803/805 Central Avenue.	Ryan	March 29, 2019
3. Determine if the new houses on Cherokee (Andrews and Williams) want to be included in the overlay zone map.	Ken	March 29, 2019
4. Ask Dennis is if Tommy (Landmarks) could / should join either the social gathering late March or the meeting at Matchbox in April.	Ken	March 1, 2019

Other Information

After April 18, Future Preservation Steering Committee meetings will be scheduled as needed throughout the planning process. We will not be able to publish a master calendar for all meetings since development of the overlay code will depend on the APC workload and our ability to process and give feedback. We will attempt to have a two-week lead time on any meetings between the PSC and APC staffs.