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EXECUTIVE DIRECTOR

**RECEIVED**

September 16, 2004  
Ref. No.: 04-516

SEP 20 2004

West Lafayette City Council  
609 W. Navajo Street  
West Lafayette, IN 47906

CLERK - TREASURER

**CERTIFICATION**

**RE: Z-2193 – RMD PROPERTIES (Hilltop PD) (NB to PDNR):**  
Petitioner, RMD Properties LLC by Bob Dahnke, is seeking PDNR zoning on 2 acres for a 1 lot commercial development with the initial purpose of housing two businesses, Dahnke Overhead Doors and Dahnke Building Services Inc. Future uses will include only those permitted in the NB district with some exclusion. Located on Sagamore Parkway West, west of Soldiers Home Road, on a portion of the former University Motors site in West Lafayette, Wabash 7 (NE) 23-4. CONTINUED FROM THE AUGUST MEETING. SECOND CONTINUANCE.

Dear Council Members:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on September 15, 2004, the Area Plan Commission of Tippecanoe County voted 11 yes – 3 no on the motion to rezone the subject real estate from NB to PDNR. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette City Council that the proposed rezoning ordinance be approved for the property described in the attachment, contingent on the following conditions:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. A final plat per UZO Appendix B-3-2 as applicable;
4. Appropriate performance bonds submitted with final detailed plans containing a final plat;
5. Plant schedule approved by the West Lafayette Greenspace Administrator;
6. Landscape plan on sheet 2 to show the addition of the accessory building in the initial plan;