



City of Tipton Board of Zoning Appeals Minutes February 10, 2021

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, February 10, 2021. The meeting was called to order by Michelle Owens at 6:02 p.m. The meeting was held at Tipton City Hall, located at 216 S. Main Street, Tipton, Indiana.

Roll Call

Members present: Roberta Heinzmann, Michelle Owens and Adrian Roach.

Members absent: Jake Heard and Christina Kring.

Staff present: Steve Niblick, David Langolf Smith and Judy Coker.

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

Roberta Heinzmann made a motion to approve the January 13, 2021 Regular Meeting Minutes as presented; seconded by Adrian Roach. Motion carried 3-0.

Public Hearings

a) CTI-V-06-21 St John the Baptist development standard variances

Steve Niblick provided a staff report for the petition.

Roberta Heinzmann asked if the decrease of the frontage from 4 feet to 3 feet is from the middle of the alley or to the edge of the alley. Steve Niblick responded that it would be from the alley right-of-way. Roberta Heinzmann asked if this would be the same for the front. Steve Niblick responded that they would essentially be going up to the sidewalk.

Father Dennis came forward to explain why they wanted to expand the building to the sidewalk. Father Dennis stated that they would like the new church to be able to accommodate 450 people.

Roberta Heinzmann asked if that was 450 people on Sunday, or 450 people per service. Father Dennis stated that it was 450 people at any given time.

Michelle Owens asked if the previous building went all the way to the sidewalk. Father Dennis responded that there was a small apron between the building and the sidewalk.

Roberta Heinzmann asked if the grassy area on Mill Street came right down to the sidewalk. Brad Nichols responded that there is a bit of a hill with grass that comes down to the sidewalk.

Roberta Heinzmann asked if there would be any issue about access down that alley for firetrucks or ambulances. Michelle Owens responded that they would not be going down the alley. Brad Nichols responded that there are already garages and such build right up against the alley.


Michelle Owens asked if there were any doors that would be located on the alley. Father Dennis responded that the doors would be on the other sides.


Roberta Heinzmann asked how many times the zoning board has approved a building to be that close to the sidewalk. Steve Niblick responded that the original building was only four feet from the property line, and that it is not uncommon for churches to be build right up to the sidewalk. Steve Niblick stated that he would have more concern if this were on the corner. Steve Niblick stated that because the church is located in the middle of the block, the concern of impeding sight lines is not there.

After discussion by the board, Michelle Owens made a motion to approve the two variances as presented; seconded by Adrian Roach. Motion failed 2-1.


After discussion, David Langolf Smith suggested that the hearing be suspended and continued until February 18, 2021 at 4:00 pm with the location tentatively set for the meeting room of the City Building. Roberta Heinzman made that motion as stated by David Langolf Smith; seconded by Adrian Roach. Motion carried 3-0.

Meeting was suspended at 6:25 p.m.


Chair


Date


Executive Director


Date