



Minutes City of Tipton Special Planning Commission March 26, 2021

The City of Tipton Plan Commission held a special meeting on Friday, March 26, 2021, at 4:00 p.m., at the Tipton City Hall Council meeting room, 216 South Main Street, Tipton, Indiana.

The meeting was called to order by Vice-President Sophie Hufford at 4:00 p.m.

Roll Call

Members present: Jackie Cardin, Mike Dollens, Lindsey Ogden, Michelle Owens, Dan Kappesser, Sophie Hufford, and Cory Mahan. *Stan Kowaleski entered late.*

Members absent: Aaron Coe, Jade Crawford, Adrian Roach and Jim Purvis.

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

Jackie Cardin made a motion to approve the minutes from March 11, 2021 as presented; seconded by Michelle Owens. Motion carried 7-0.

Public Hearings

a) CTI-DP-070-21 Baird development plan.

Amanda Baird came forward to present the development plan for East Street Provisions.

Steve Niblick summarized the Development Plan Review Committee meeting of March 17, 2021.

Stan Kowaleski entered the meeting.

Sophie Hufford asked what type of establishment this would be.

Amanda Baird responded that they are farmers and would like to have a retail location for their popcorn. Amanda Baird stated that they would eventually like to sell other local items like honey or freezer beef, as well as light food similar to Panera.

Sophie Hufford asked if they would be doing food preparation at this location. Amanda Baird responded that they would be doing food preparation for the café portion of the business.

Amanda Baird responded that they would have the popcorn side where they will only be popping popcorn, then they will have the kitchen area where they will be preparing light foods like salads.

Sophie Hufford asked for clarification about when they would be setting the interceptor grease trap at a later date.

Amanda Baird responded that the grease trap would be set inside, and that a grease trap outside would only be installed outside if they decided to do fried foods at a later date. Amanda Baird stated that they have no intention on preparing fried foods because they would like to focus on healthier food options.

Steve Niblick noted that there have been a few minor changes to the interior plumbing to accommodate an interior grease interceptor.

Sophie Hufford asked if the interior grease interceptor plans would need to be reviewed by the utility department before it is installed. Steve Niblick responded that those plans would need to be approved by the utility department and have already been submitted.

Amanda Baird shared an email from Jim Ankrum that stated that a grease trap outside the building would not be required unless they decide to prepare fried items. Amanda Baird stated that there is no intention to prepare fried foods at this location.

Dan Kappesser asked how much seating there will be at this location.

Amanda Baird responded that the amount of seating is to be determined.

Dan Kappesser expressed concern with the lack of handicap parking available.

Amanda Baird responded that they have followed the recommendations from the architect, the downtown overlay district parking standards, and any approvals received from the BZA.

Jackie Cardin expressed concerns with the limited parking availability.

Mark Baird came forward to respond that there is some parking available in the downtown district, as well as some onsite parking. Mark Baird stated that he believes they will be able to comply with all parking requirements.

Discussion ensued concerning parking availability and requirements.

Mark Baird assured that the business would be complying with all parking regulations and requirements.

Sophie Hufford asked if the popcorn would have to be popped in some type of oil or fat. Mark Baird responded that they pop the corn in coconut oil and that there is very little residual oil left over.

Discussion ensued concerning parking availability, as well as the impact the additional traffic will have on the other established businesses.

Mike Dollens questioned the metal siding on the building in the downtown overlay district. Michelle Owens responded that the BZA heard a variance petition for the metal siding at their last meeting. Michelle Owens stated that the petition was approved.

Mike Dollens made a motion to close the public hearing; seconded by Lindsey Ogden. Motion carried 8-0.

Jackie Cardin asked if there would be seating outside as well as inside. Amanda Baird responded that there would be seating outside. Amanda Baird stated that the reason they are doing a development plan is so that they may add the porches for the outdoor seating areas.

Stan Kowaleski asked if they considered having a drive-thru option instead of parking and eating. Amanda Baird responded that they did not consider having a drive-thru because they would like to have people come in to view the different products available. Amanda Baird explained that this would be their first retail location.

There being no further discussion, Mike Dollens made a motion to approve the development plan as presented; seconded by Dan Kappesser. Motion carried 8-0 by roll call vote.

Stan Kowaleski – Yes
Mike Dollens – Yes
Sophie Hufford – Yes

Jackie Cardin – Yes
Lindsey Ogden – Yes
Cory Mahan – Yes

Dan Kappesser – Yes
Michelle Owens – Yes

Staff Reports

Steve Niblick asked about cancelling the April 15, 2021 regular meeting. Jim Purvis would decide if it would be cancelled or if there would be a training opportunity.

Old Business

None.

New Business

None.

Public Comment

None.

Adjournment

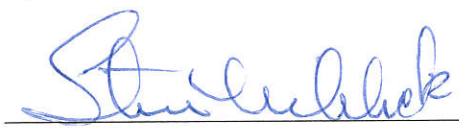
There being no other business, Jackie Cardin made a motion to adjourn the meeting at 4:24 p.m.; seconded by Michelle Owens. Motion carried 8-0.



President

6/10/21

Date



Executive Director

June 10, 2021

Date