



# **Minutes**

## **December 2, 2021**

### **Tipton County Plan Commission**

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, December 2, 2021, in the 1<sup>st</sup> floor meeting room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

President Jason Henderson called the meeting to order at 6:00 p.m.

#### **Roll Call**

Members in attendance: Jason Henderson, Matt Tebbe, Jim Purvis, Grant Dunn, Gary David, Jovon Rayl, and Mike Dollens (City Liaison).

Members absent: Tracey Powell, Carroll CoHee and Kim Nunemacher.

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

Staff absent: None.

#### **Modifications to agenda**

None.

#### **Approval of Minutes**

Jovon Rayl made a motion to approve the minutes of November 4, 2021, as presented; seconded by Matt Tebbe. Motion carried 6-0.

#### **Public Hearings**

None.

#### **Reports**

##### **a) Staff Reports**

Steve Niblick presented the permit report for November. Judy Coker presented the complaint report for November.

##### **b) Standing Committee**

Jason Henderson presented the standing committee report for November.

#### **Old Business**

##### **a) Area Wide Planning Discussion.**

Jason Henderson reported at the County Commissioners have entered into a contract with Innovative Planning, LLC to direct Tipton County toward an area planning commission.

#### **New Business**

##### **a) Solar Farm Discussion.**

Jason Henderson provided an overview of the solar farm ordinance draft. Jason Henderson directed the boards attention to the sections concerning well testing, setbacks and required screenings. Jason

Henderson pointed out that this ordinance is pertaining to larger, commercial installations and would not apply to smaller scale, residential installations.

Jason Henderson asked that the members of the board review the ordinance and be ready to work on the ordinance in the beginning of the new year.

Jason asked the board to consider table A of the zoning ordinance, and where the larger scale solar installations would fall in this table.

Discussion ensued concerning the solar installation on the west side of the city.

Jim Purvis asked where solar farms would fall under table A. Steve Niblick stated that it would be listed as number (20). Jovon Rayl asked if it might be better under number (14). Steve Niblick stated that it would depend on if there were different classifications of solar farms. Steve Niblick explained that if there were different classifications, it would be better just to begin with number (20), then continue on from there.

Steve Niblick explained that the board should also consider the various zoning districts and whether solar farms would be permitted uses, special exception uses, or not permitted uses. Steve Niblick stated that there is also a conditional use classification, although this county does not typically do conditional uses. Jason Henderson asked who the hearing authority would be for the conditional use. Steve Niblick stated that the BZA would hear a conditional use petition.

Mike Dollens asked how the ordinance that Jason used to create the ordinance being considered. Jason Henderson stated that the document they used is just a few months old.

Mike Dollens asked if this document is from just Howard County. Jason Henderson confirmed that the ordinance is from only Howard County.

Mike Dollens asked if Hamilton County or Clinton County have similar ordinance. Jason Henderson believes that Clinton County does have one because Clinton County currently has an installation going in. David Smith stated that Madison County has an ordinance that they are currently working on. Mike Dollens asked if staff could obtain the Clinton County ordinance for comparison because Clinton County is more similar to Tipton County than Howard or Hamilton Counties.

Jason Henderson stated that he would like to board to consider working the ordinance so that solar installations are a permitted use. Jason Henderson stated that he would hate for the board to put a lot of work into the ordinance and creating standards, only to then require citizens to the Board of Zoning Appeals for a special exception or use variance. Steve Niblick stated that a proposed solar farm should not have to go before the BZA, if it meets the standards in the ordinance set by the Plan Commission.

Jim Purvis noted that this ordinance would not apply to the city and city fringe area. Jim Purvis noted that if the county changes to an area plan commission, there might need to be addendums to this ordinance that would apply to the more concentrated areas of the county, such as Goldsmith, Kempton, and even the City of Tipton. Jim Purvis stated that requirements for rural areas and city areas would be different because these areas have different aesthetics. David Smith agreed and

stated that some of the language in the provided ordinance makes it look like anything that is one acre or less is untouched by this ordinance. David Smith stated that a one-acre installation would be far more intrusive in a municipality than it would be in the county.

Jovon Rayl asked if the current solar field on the west side of the city meets the provided sample ordinance. Steve Niblick responded that he was unsure, due to the length of time that has passed since it was installed. Gary David asked how they came up with the setbacks, ground cover and fence requirements for that installation. Steve Niblick stated that he is unsure how those things were determined but knows that those items were talked about. Steve Niblick stated that part of the setback for the IMPA solar field was due to the drainage requirements.

Jason Henderson asked staff to work on getting a copy of Clinton County's ordinance to compare setbacks and other language. Jason Henderson asked David Smith to give more input concerning these items.

Steve Niblick explained the process for adopting the ordinance.

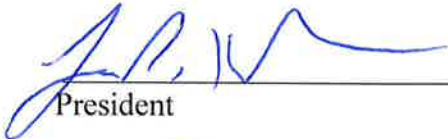
Jim Purvis asked the working committee to begin looking at an Inn Keepers tax. Jim Purvis stated that there could be a hotel development at SR 28/ US 31, and this tax would allow the county to capture that stream of income.


#### **Public Comments**

None.


#### **Adjournment**

There being no further business, Jim Purvis made a motion to adjourn the meeting at 6:29 pm; seconded by Jovon Rayl. Motion carried 6-0.

  
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President

  
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Date

  
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Executive Director

  
\_\_\_\_\_  
Date

