



# **City of Tipton Board of Zoning Appeals Minutes December 8, 2021**

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, December 8, 2021. The meeting was called to order by Michelle Owens at 6:00 p.m. The meeting was held at Tipton City Hall, located at 216 S. Main Street, Tipton, Indiana.

## **Roll Call**

Members present: Michelle Owens, Roberta Heinzmann, Robert Cochrane, and Christina Kring.

Members absent: Adrian Roach.

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

Staff absent: None.

## **Modifications to Agenda**

CTI-V-35-21 Tipton Ford Inc. use variance has asked to be continued until the January 13, 2022, meeting.

## **Approval of Minutes**

Robert Cochrane made a motion to approve the August 11, 2021, regular meeting minutes as presented; seconded by Christina Kring. Motion carried 4-0.

## **Public Hearings**

a) CTI-V-35-21 Tipton Ford Inc. Use Variance – Continued.

b) CTI-V-36-21 Hampton Development Standard Variance & Flood Plain Variance.

Steve Niblick provided a staff report for the petition request.

Stan Hampton came forward to present the petition.

Discussion ensued concerning the floodplain.

Roberta Heinzmann asked if the storage building would be the same size as the existing structure. Stan Hampton stated that he believes the new building will match the layout of the

existing building, in terms of setbacks and size. Stan Hampton stated that the new building will be aesthetically pleasing with the existing structure.

Robert Cochrane asked if they would have any exterior lighting and if the lighting would be on all night. Stan Hampton stated that they have not gone that far in depth with the plan but would be willing to meet any request or restrictions set by the board.

Roberta Heinzmann asked if the building would have three garage doors facing the street. Stan Hampton confirmed that three doors facing the street is the plan.

Robert Cochrane asked if the petition was planning to do anything with the landscaping that would keep the garage from looking like a three-door shed. Stan Hampton stated that the exterior will have a two-color color scheme that is popular right now, but they haven't yet made any plans for landscaping. Stan Hampton stated that there are some existing trees that will remain and that they are willing to accommodate any landscaping requests from the board.

Roberta Heinzmann asked what the petitioner is currently doing with the maintenance items for the other buildings. Stan Hampton stated that they are doing a variety of things but are mostly storing things on Ronnie Mitchell's lot.

Rob Cochrane asked if there would be anything stored outside the building. Stan Hampton stated that all items would be stored inside the building, especially for security reasons.

With no further public input, Christina Kring made a motion to close the public hearing; seconded by Robert Cochrane. Motion carried 4-0.

With no further discussion, Roberta Heinzmann made a motion to approve both variances as presented; seconded by Christina Kring. Motion carried 4-0.

### **Old Business**

#### **a) CTI-V-27-21 Red Diamond Use Variance Findings of Fact**

Christina Kring made a motion to approve the findings of fact as presented; seconded by Roberta Heinzmann. Motion carried 4-0.

### Adjournment

There being no other business, Robert Cochrane made a motion to adjourn the meeting at 6:20 p.m.; seconded by Roberta Heinzmann. Motion carried 4-0.

  
Chair

3/9/2022  
Date

  
Executive Director

MARCH 9, 2022  
Date

