



Minutes City of Tipton Planning Commission July 14, 2022

The City of Tipton Plan Commission held its regular meeting on Thursday, July 14, 2022, at 6:00 p.m., at the Tipton City Hall Council meeting room, 216 South Main Street, Tipton, Indiana.

The meeting was called to order by President Jim Purvis at 6:00 p.m.

Roll Call

Members present: Jim Purvis (non-voting member), Jackie Cardin, Cory Mahan, Michelle Owens, Sophie Hufford, Emily Nasser, Steve Raber, Mike Bollman, David Clarke, and Lindsey Ogden.

Members absent: Dan Kappesser and Aaron Coe.

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

Lindsey Oden made a motion to approve the minutes from the June 9, 2022, regular meeting, with one correction; seconded by Jackie Cardin. Motion carried 9-0.

Appointment to BZA

Sophie Hufford nominated Michael Bollman to be appointed to the Board of Zoning Appeals; seconded by Jackie Cardin.

Lindsey Ogden nominated Aaron Coe to be appointed to the Board of Zoning Appeals; seconded by Michelle Owens.

After a brief discussion about whether a nominee had to be present to accept the nomination, both nominations failed by a 4-5 vote, with neither nominee receiving the minimum of six votes by roll call vote.

Roll Call-

Cory Mahan – Aaron Coe
Emily Nasser – Aaron Coe
Jackie Cardin - Michael Bollman
David Clarke - Michael Bollman
Sophie Hufford – Michael Bollman

Lindsey Ogden – Aaron Coe
Steve Raber – Michael Bollman
Michelle Owens - Aaron Coe
Michael Bollman – Michael Bollman

Steve Raber motioned to table the appointment to the Board of Zoning Appeals to the next meeting; Jackie Cardin seconded. Motion carried 9-0.

Public Hearings

a) CTI-S-15-22 Craig minor subdivision

Steve Niblick provided an overview of the Plat Committee and Development Plan Review Committee meeting minutes.

Nathan Althouse came forward to present the petition for a two-lot minor subdivision.

Steve Niblick advised that this subdivision received approval from the Board of Zoning Appeals as a special exception.

Michelle Owens motioned to close the public hearing; seconded by Steve Raber. Motion carried 9-0.

Michelle Owens motioned to approve the subdivision as presented; seconded by Jackie Cardin. Motion carried 9-0.

b) CTI-DP-17-22 Tipton County – Highway Department development plan

Steve Niblick provided an overview of the Development Plan Review Committee meeting minutes.

Bret Morris came forward to present the development plan petition.

David Clarke asked if they currently store salt at the facility. Brett Morris stated that there has never been salt storage at this location.

David Clarke asked for clarification on the placement of the building. Bret Morris explained that buildings are required to be setback from the road and accessory buildings are not allowed to be placed in front of the main building.

David Clarke asked if the facility will be secured at all. Bret Morris responded that the facility would not be secured but the gated, barbed wire fence would be around the entire property.

Michael Bollman asked if the salt would be an issue for the plantings. Bret Morris stated that there should be no salt run-off coming out of the building. Bret Morris explained that the building will be open on the east end and the floor will have a 1% slope from the east to the west so that any water that enters should run to the back of the building.

Jim Purvis asked if the building would be placed on a concrete slab. Bret Morris stated that the floor would be asphalt.

Jim Purvis asked for clarification on the fence, specifically the barbed wire. Bret Morris stated that it would be standard 3-strand barbed wire, not razor wire.

Jim Purvis asked if the barbed wire was part of the Board of Zoning Appeals (BZA) variance request. Steve Niblick responded that the barbed wire and the setback received approval from the BZA.

Lindsey Ogden asked if the gating would be similar to that around the recycling center. Bret Morris stated that the fence and gating would be similar to the recycling center.

David Clarke asked if the structures located around the property are businesses or residences. Bret Morris responded that they are businesses.

Tom Dolezal came forward to speak in favor of the petition.

Lindsey Ogden motioned to close the public hearing; seconded by Steve Raber. Motion carried 9-0.

Discussion ensued concerning the petition.

With no further discussion, Jackie Cardin motioned to approve the development plan as presented; seconded by Michelle Owens. Motion carried 9-0

Staff Reports

Steve Niblick presented the June permit report. Judy Coker presented the June case report.

Old Business

a) The Standing Committee did not meet.

New Business

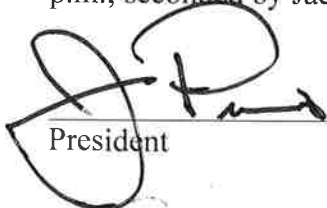
Steve Niblick identified several discussion points that Mayor Tom Dolezal forwarded to the plan department office: vinyl off-premise signs, dust regulations, downtown overlay uses and payment of both plan commission and board of zoning appeals members.

Public Comment

None.

Adjournment

There being no other business, Sophie Hufford made a motion to adjourn the meeting at 6:44 p.m.; seconded by Jackie Cardin. Motion carried 9-0.



President



Executive Director



Date



Date

