



Minutes

September 6, 2022

Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Wednesday, September 6, 2022, in the 1st 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: Tracey Powell, Jason Henderson, Jeremy Bennett, Doug Heron, Carroll CoHee, Gary David, Jovon Rayl and Matt Tebbe.

Members absent: Jim Purvis and Michelle Owens (non-voting city liaison).

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

Staff absent: none.

Modifications to agenda

a) Jason Henderson added Zoning Ordinance / Quarry discussion to new business.

b) Jovon Rayl was running late so Jason Henderson moved the public hearing to the end of the meeting.

Minutes

a) August 4, 2022 Regular Meeting Minutes and August 4, 2022 Executive Session Memorandum. Matt Tebbe made a motion to approve both minutes and memorandum as presented; seconded by Doug Heron. Motion carried, 7-0.

Old Business

None.

New Business

a) Zoning Ordinance / Quarry Discussion

After discussion, Doug Heron made a motion to ask the County Commissioners to place a 6-month moratorium on quarry and to begin reviewing the zoning ordinance for appropriate regulations; seconded by Matt Tebbe. Motion carried 7-0.

Reports

a) Staff Reports

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

Jovon Rayl joined the meeting

b) Prospect Overlay District Proposal

Jason Henderson provided a brief overview of the proposed overlay district changes and expansion.

Matt Johnson came forward to speak concerning the potential changes to the U.S. 31/State Rd. 28 overlay district.

Kurt Fettig came forward to speak concerning the proposed overlay district, citing concerns about the number of acres of land that would be impacted.

Andy Buroker came forward to speak concerning the proposed overlay district, citing concerns about the proposed size of the overlay area.

Aaron Conaway came forward to speak concerning the proposed overlay district, citing concerns about the proposed size of the overlay area.

Phil Overdorf came forward to speak concerning the proposed overlay district, citing concerns about the proposed size of the overlay area and that this is an overreach of government.

Scott Campbell came forward to speak concerning the proposed overlay district.

Mike Terry came forward to speak concerning the proposed overlay district.

Jane Harper came forward to speak concerning the proposed overlay district.

Max Bradley came forward to speak concerning development regulation.

Matt Tebbe asked Aaron Conaway how large he thinks the overlay district should be. Aaron Conaway stated that there is no specific size but feels that the proposed area should be more pared down and targeted.

Carroll CoHee motioned to close the public hearing; seconded by Jovon Rayl. Motion carried 8-0.

Discussion ensued concerning the overlay district map.


Doug Heron pointed out how much growth Carmel and Westfield have experienced since the 1970's. Doug Heron noted that Tipton County is next in line for growth so if it is not controlled now, it will be too late.

Tracey Powell stated that Ball State and ORCA (Indiana Office of Rural and Community Affairs) conducted a study which designated Tipton County as one of the top five fastest growing counties over the next 10 years. Tracey Powell stated that the way to keep Tipton County's rural feel is to control growth and locate it where we want it near our infrastructure, and not spread out all over the county.

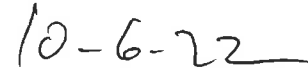
Dotty Foster came forward to speak concerning the overlay district.

Adjournment

There being no further business, Carroll CoHee made a motion to adjourn the meeting at 8:03 pm; seconded by Matt Tebbe. Motion carried 8-0.




President



Date



Executive Director



Date