



City of Tipton Board of Zoning Appeals Minutes October 12, 2022

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, October 12, 2022. 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, Robert Cochrane, Roberta Heinzmann and Michael Bollman.

Members absent: Cliff Ragan.

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

a) September 14, 2022, Meeting Minutes

Robert Cochrane made a motion to approve the meeting minutes of September 14, 2022, as presented; seconded by Roberta Heinzmann. Motion carried 4-0.

Public Hearings

a) CTI-V-27-22 Young development standard variance

Steve Niblick provided a staff report for the petition.

Ken Young came forward to present the petition.

Norman Gray came forward to speak in opposition to the petition, citing concerns about the negative impact on property values.

Andrea Joins came forward to express concerns about parking and whether these units would be for low-income residents.

Tammy Gilbert came forward to express concerns about trash, parking, alley traffic and background checks on potential renters.

Kris Rinas came forward to express concerns about parking.

Michael Bollman motioned to close the public hearing; seconded by Roberta Heinzmann.
Motion carried 4-0.

Discussion ensued concerning the petition.

Ken Young came forward to address concerns about background checks on potential tenants. Ken Young stated that these will not be Section 8 units and confirmed that credit and background checks would be done for every tenant.

Michelle Owens asked where Ken Young planned to place the trash receptacles for each unit and if there was a plan to enclose or obscure the bins from view. Ken Young stated he would have no problem placing a fence or something to hide the trash totes.

Discussion ensued concerning the petition.

Michael Bollman asked what the size of the units would be. Ken Young responded that each unit would be approximately 900 square feet. Michael Bollman asked if the petitioner has considered doing two single-family homes instead of two duplexes. Ken Young stated that two single-family homes would not be profitable.

Discussion ensued concerning reasonable conditions that would address neighbor concerns.

Roberta Heinzmann asked if these buildings would be placed on a slab. Ken Young stated that they are looking at placing the buildings on a crawl space because the cost of concrete is so high right now.

Michelle Owens asked if there is room on the north side along Daniels Street for trash enclosures. Ken Young stated that he believes there is because there is a lot of space on the lot that is being taken up by setbacks and right-of-way.

Norman Gray asked what the setback would be from his property to Ken Young's south property line. Ken Young stated that he believed the setback to be seven feet, so that is how the site was laid out. It was clarified by staff that the setback is six feet or 10% of the lot width, whichever is greater.

Discussion ensued amongst the board members concerning reasonable conditions.

With no further discussion, Michelle Owens made a motion to approve the petition with five (5) reasonable conditions as follows: the zoning change from R-1 to R-2 on 437 and 441 North Main Street, the two parcels are combined, continuous screening to the south, and enclosures for the trash receptacles; seconded by Robert Cochrane. Motion carried 4-0.

Old Business

a) CTI-V-22-22 Fishback Findings of Fact

Robert Cochrane motioned to approve the Findings of Fact for CTI-V-22-22 as presented; seconded by Michael Bollman. Motion carried 4-0.

b) CTI-SE-23-22 Morrow Findings of Fact

Robert Cochrane motioned to approve the Findings of Fact for CTI-SE-23-22 as presented; seconded by Michael Bollman. Motion carried 4-0.

c) CTI-V-25-22 Ogden Findings of Fact

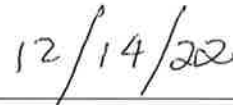
Robert Cochrane motioned to approve the Findings of Fact for CTI-V-25-22 as presented; seconded by Michael Bollman. Motion carried 4-0.

Adjournment

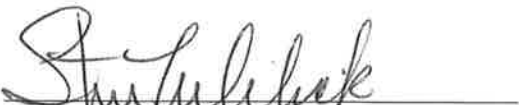
There being no other business, Michael Bollman made a motion to adjourn at 7:10 p.m.; seconded by Michelle Owens. Motion carried 4-0.



Chair



Date



Executive Director



Date

