



Minutes

November 3, 2022

Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, November 3, 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, Jim Purvis, Matt Tebbe and Michelle Owens (non-voting city liaison).

Members absent: None.

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

Staff absent: None.

Modifications to agenda

a) None.

Minutes

a) Jim Purvis made a motion to approve the October 6, 2022, Regular Meeting Minutes as presented; seconded by Jovon Rayl. Motion carried 9-0.

Public Hearings

a) None.

Reports

a) Staff Reports

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

Old Business

a) CO-ZO-38-22 Prospect Overlay District.

Jason Henderson asked if there is anything in the ordinance language that the board should take a look at. Steve Niblick stated that there have been no changes made to the language.

Jovon Rayl stated that he would like to take a look at a couple of uses, specifically, commercial garages and large scale solar. Carroll CoHee stated that he believes heliport should be permitted in case a hospital needs one. Jovon Rayl suggested adding language that specifies non-medical heliports as not permitted.

Gary David stated that cellular towers should be removed from the restricted list. Tracey Powell agreed.

Jason Henderson presented his overlay area map.

Jim Purvis presented his overlay area map.

Michelle Owens presented her overlay area map.

Jason Henderson asked if anyone would have any issue eliminating the overlay area from C.R. 50 North to the north county line and from C.R. 250 South to the south county line.

Jeremy Bennett shared his concerns with the overlay area.

Jason Henderson responded to Jeremy Bennett's concerns.

Discussion ensued concerning the overlay area.

Carroll CoHee pointed out that there is always an option to go to the BZA if there is something that property owners want to do that is not permitted by the ordinance.

Discussion ensued concerning the overlay area.

Jim Purvis made a motion to accept Jason Henderson's overlay map and to send it to the Board of Commissioners with a favorable recommendation; seconded by Carroll CoHee.

Matt Tebbe pointed out that Michelle Owens did not have an opportunity to share her thoughts.

Michelle Owens stated that the only thing she would add is that the north and south areas along U.S. 31 that are currently in the overlay area should not be excluded.

Doug Heron asked for clarification on the map.

Discussion ensued concerning the boundaries of the overlay map.

The motion on the floor failed 4-4-1 by roll call vote.

Roll Call-

Gary David – No

Carroll CoHee – Yes

Tracey Powell – No

Jovon Rayl – Yes

Jeremy Bennett – No

Doug Heron – No

Jim Purvis – Yes

Matt Tebbe – Abstained

Jason Henderson – Yes

Doug Heron made a motion to send a favorable recommendation to the Board of Commissioners without the area from 500 West to 425 West removed; seconded by Carroll CoHee.

Motion carried 6-2-1 by roll call vote.

Roll Call-

Gary David – No
Carroll CoHee – Yes
Tracey Powell – Yes

Jovon Rayl – Yes
Jeremy Bennett – No -
Doug Heron – Yes

Jim Purvis – Yes
Matt Tebbe – Abstained
Jason Henderson – Yes

Jason Henderson asked Tracey Powell if the quarry moratorium has been passed by the Board of Commissioners. Tracey Powell confirmed that the quarry moratorium has passed and that the Plan Commission has six months from the day it was passed to address quarry regulations in the ordinance.

New Business

a) 2023 Meeting Schedule.


Michelle Owens made a motion to approve the 2023 Meeting Schedule as presented; seconded by Matt Tebbe. Motion carried 9-0.

Public Comment

None.

Adjournment

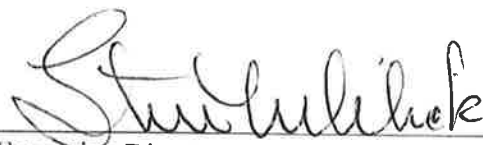
There being no further business, Carroll CoHee made a motion to adjourn the meeting at 7:30 pm; seconded by Jim Purvis. Motion carried 9-0.



President

1-5-23

Date



Executive Director

1-5-2023

Date

