



# **Minutes**

## **February 2, 2023**

### **Tipton County Plan Commission**

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, February 2, 2023, in the 1<sup>st</sup> 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: Jason Henderson, Jim Purvis, Chase Meyncke, Doug Heron, Jeremy Bennett, Jovon Rayl and Carroll Cohee.

Members absent: Tracey Powell, Gary David and Michelle Owens (City Liaison).

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

Staff absent: none.

#### **Modifications to agenda**

None.

#### **Minutes**

Jim Purvis made a motion to approve the minutes of January 5, 2023, as presented; seconded by Carroll Cohee. Motion carried 7-0.

#### **Public Hearings**

a) CO-S-41-22 Morgan Minor Subdivision

Steve Niblick presented the Plat Committee Report.

Elaine Phelps came forward to present the petition for a 1-lot minor subdivision.

Carroll Cohee asked what the minimum acreage requirement is for a subdivision. Steve Niblick responded that the minimum requirement is one acre.

With no further discussion, Jovon Rayl motioned to accept the plat as presented; seconded by Doug Heron. Motion carried 7-0 by roll call vote.

#### **Roll Call-**

Jovon Rayl – Yes

Jason Henderson – Yes

Carroll Cohee – Yes

Doug Heron – Yes

Jim Purvis – Yes

Jeremy Bennett – Yes

Chase Meyncke - Yes

b) CO-ZO-01-23 Quarry Moratorium

Steve Niblick gave a brief overview of the request to extend the quarry moratorium for another six months, or until a quarry ordinance has been adopted.

Discussion ensued concerning the quarry moratorium.

With no further comment, Jovon Rayl motioned to close the public hearing; seconded by Carroll Cohee. Motion carried 7-0.

Discussion ensued concerning the moratorium extension.

Jim Purvis motioned to extend the quarry moratorium for six months from the original date of expiration, April 11, 2023, to October 11, 2023; seconded by Chase Meyncke. Motion carried 7-0 by roll call vote.

**Roll Call-**

Jovon Rayl – Yes

Jason Henderson – Yes

Carroll Cohee – Yes

Doug Heron – Yes

Jim Purvis – Yes

Jeremy Bennett – Yes

Chase Meyncke - Yes

**Reports**

a) Staff Reports

Steve Niblick presented the permit report for January 2023. Judy Coker presented the complaint report for January 2023.

**Old Business**

a) Area Planning status update.

No news.

b) Quarry Committee

Steve Niblick provided an update from the quarry subcommittee meeting.

Carroll Cohee asked if the buffer yards will include berms and tree plantings. Steve Niblick stated that it could, and that the buffer yard and planting widths can change depending on the how wide the property owner chooses to make the buffer yard.

Carroll Cohee asked if there would be restoration plan included in the ordinance. Steve Niblick stated that the ordinance states that there needs to be a restoration plan submitted to the Board of Zoning Appeals as part of their approval. Steve Niblick pointed out that the ordinance is not specific on what that plan should be and indicated that is something the board should look at as part of the new ordinance.

Discussion ensued concerning landscaping and buffer yard requirements.

**New Business**

a) None.

**Public Comments**

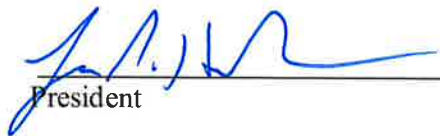
John Little came forward to ask if the quarry subcommittee considered tunneling. Steve Niblick stated that this is one of the questions that was discussed with the subcommittee and is something that needs to be determined.


Gerald Shuck came forward to asked if the quarry subcommittee has reviewed the Tippecanoe County ordinance. Steve Niblick responded that they do have the Tippecanoe County ordinance and are in the process of reviewing it.

Discussion ensued concerning the solar ordinance being kicked back to the Plan Commission.


**Adjournment**

There being no further business, Jim Purvis made a motion to adjourn the meeting at 6:22 pm; seconded by Jovon Rayl. Motion carried 7-0.

  
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President

  
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Date

  
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Executive Director

  
\_\_\_\_\_  
Date

