



Minutes

April 6, 2023

Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, April 6, 2023, 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: Jason Henderson, Jim Purvis, Chase Meyncke, Doug Heron, Jeremy Bennett, Jovon Rayl, Carroll Cohee and Gary David.

Members absent: Tracey Powell 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 March 2, 2023, as presented; seconded by Chase Meyncke. Motion carried 8-0.

Public Hearings

None.

Reports

a) Staff Reports

Steve Niblick presented the permit report for March. Judy Coker presented the enforcement report for March.

Old Business

a) Area Planning status update.

There was no update to the Area Planning status.

b) Quarry Committee

Jovon Rayl provided a Quarry Committee update. Jovon Rayl stated that the committee believes they are close to having an ordinance ready and would like to hold a public hearing for the quarry ordinance at the May Plan Commission meeting.

Discussion ensued concerning the proposed quarry ordinance.

Vicky Boyd asked if this would have to go to the Board of Commissioners or the Board of Zoning Appeals. Jovon Rayl and Jason Henderson explained that a petition for a quarry would go before the Board of Zoning Appeals, but the quarry ordinance would go to the Board of Commissioners.

Jim Purvis motioned to advertise for a public hearing for the quarry ordinance at the May Plan Commission meeting; seconded by Carroll CoHee. Motion carried 8-0

c) Solar Committee

Jason Henderson explained the changes that have been made to the solar ordinance.

Discussion ensued concerning bonding and financial responsibility for projects, and whether the bonds should be in place before the permit is issued or before construction begins.

Jason Henderson stated that there has been some consideration about whether the comprehensive plan should be a consideration of the Board of Zoning Appeals when reviewing a solar project petition.

Jovon Rayl left the meeting

Discussion ensued concerning referencing the comprehensive plan and the use of the word, “should” versus “shall.”

Jim Purvis asked if there would need to be a public for the three changes that have been made to the solar ordinance. Jason Henderson stated that the changes would need to be made in a public hearing.

Jim Purvis motioned to set a public hearing at the next meeting to review the changes that have been made to the solar ordinance; seconded by Doug Heron. Motion carried 7-0.

New Business

a) County Plan Commission Resolution Regarding Electronic Meetings.

Jovon Rayl rejoined the meeting

Jason Henderson provided an overview of the Electronic Participation Resolution for meetings.

Jim Purvis asked if the Electronic Participation Resolution changed the quorum requirement. Jason Henderson stated that the resolution does not change the required number of members present for a quorum and still requires 50% of the membership to be present in person.

Discussion ensued concerning the benefits of the Electronic Participation Resolution.

Doug Heron motioned to adopt the Electronic Participation Resolution; seconded by Jovon Rayl. Motion carried 7-1, with Jeremy Bennett dissenting.

b) County sign regulations.

The board had no discussion on sign regulations.

c) Design regulations / revisions.

Jason Henderson presented the changes he would like the board to consider making to section 504.09 of the Tipton County Zoning Ordinance.

Discussion ensued concerning clarification of the section on fences that prohibits more than 50% of the light or ventilation, as well as electrically charged and barbed wire fences.

Jim Purvis stated that the board should consider placing a limit on allowable voltage for AG related electrically charged fences.

Jason Henderson presented possible changes to section 308 of the zoning ordinance, which establishes off-street parking requirements for businesses.

Jason Henderson proposed changes that would keep the same number of required parking spaces but changes the definition from gross floor area to net floor area, which would eliminate storage areas, restrooms, stair wells, elevator shafts, janitorial closets and other private areas where the public would not be allowed.

Jeremy Bennett asked if any of the changes would negatively impact any existing businesses. Steve Niblick explained that any existing business would only need to meet new standards if they were to add on.

Jason proposed changes to the section of the zoning ordinance that prohibits recreational vehicles from being used for housekeeping purposes. There was also discussion about adding language that clarifies when a recreational vehicle is being stored versus when a recreational vehicle is being used as a residence.

Public Comments

Jane Harper came forward to suggest some points of consideration, specifically addressing the section of the solar ordinance that requires applicants to bear any outside professional costs during the process of reviewing the economic development agreement. Jane Harper believes verbiage in this section should be strengthened so that it is not subjective. Jane Harper reminded the board that there is not a fee in the fee schedule for solar, nor is there a fee for a Planned Unit Development (PUD). Jane Harper stated that she believes that reference to the Comprehensive Plan should be kept in the solar ordinance. Jane Harper cautioned the board on the formation of an Area Plan Commission, citing financial concerns and the loss of the ability to file for a Use Variance through the Board of Zoning Appeals.

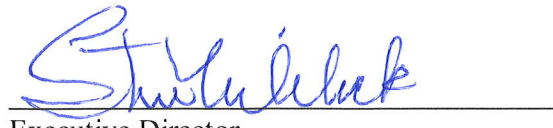
Adjournment

There being no further business, Jovon Rayl made a motion to adjourn the meeting at 7:31 pm; seconded by Chase Meyncke. Motion carried 8-0.



President

5-4-23
Date



Executive Director

MAY 4, 2023
Date