



Minutes

August 3, 2023

Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, August 3, 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, Doug Heron, Jeremy Bennett, Chase Meyncke, Carroll CoHee and Michelle Owens (City Liaison),

Members absent: Gary David, Tracey Powell, Jim Purvis and Jovon Rayl.

Staff in attendance: Steve Niblick and Judy Coker.

Staff absent: David Langolf Smith.

Modifications to agenda

None.

Minutes

Carroll CoHee made a motion to approve the minutes of July 6, 2023, as presented; seconded by Chase Meyncke. Motion carried 5-0.

Public Hearings

a) Solar setback amendment

Jason Henderson opened the public hearing. Steve Niblick presented the proposal to amend Section 523.04 A. 1. A. 3. of the zoning code.

With no comments from the public, Carroll CoHee made a motion to close the public hearing; seconded by Jeremy Bennett. Motion carried 5-0.

After commission discussion, Jeremy Bennett made a motion to forward a favorable recommendation of the presented proposal to the County Commissioners; seconded by Carroll CoHee. Motion passed 5-0 by roll call vote.

Roll Call-

Chase Meyncke – Yes

Jeremy Bennett – Yes

Doug Heron – Yes

Jason Henderson – Yes

Carroll CoHee – Yes

New Business

None.

Reports

a) Staff Reports

Steve Niblick presented the July Permit Reports. Judy Coker presented the July Case Reports.

Old Business

a) CO-DP1723 DGZ Development Plan

The applicant has requested the matter be tabled until the September meeting due to the increased size of the proposed Dollar General store near Windfall.

b) CO-S-18-23 DGZ Minor Subdivision

The applicant has requested the matter be tabled until the September meeting due to the increased size of the proposed Dollar General store near Windfall.

c) CO-DP-19-23 Nutrien Development Plan

Jason Henderson opened the public hearing.

Todd Harris came forward to present the development plan.

Aaron Conaway came forward to speak in favor of the petition.

With no further comments from the public, Jeremy Bennett made a motion to close the public hearing; seconded by Chase Meyncke. Motion carried 5-0.

After further commission discussion, Jeremy Bennett made a motion to approve the development plan as presented; seconded by Carroll CoHee. Motion passed 5-0 by roll call vote.

Roll Call-

Chase Meyncke – Yes

Jeremy Bennett – Yes

Doug Heron – Yes

Jason Henderson – Yes

Carroll CoHee – Yes

d) Fee Schedule

After a brief discussion, it was determined that a subcommittee, consisting of Jason Henderson, Tracey Powell, Steve Niblick, Abbi Smith and Judy Coker will review the fee schedule before bringing the fee schedule back for review by the Plan Commission


Public Comments

Jeremy Bennett expressed some displeasure with the development at US 31 and State Road 28, citing concerns that the developer is not being up front about the uses that will be at this location.


Vickie Boyd came forward to ask how much of Pioneer is in the flood plain and to express concerns that they are bringing in fill.

Adjournment

There being no further business, Michelle Owens made a motion to adjourn the meeting at 6:25 pm; seconded by Jeremy Bennett. Motion carried 5-0.




President



Date



Executive Director



Date

