



Minutes

January 3, 2024

Tipton County Board of Zoning Appeals

The Tipton County Board of Zoning Appeals held its regular meeting on Wednesday, January 3, 2024, at 7:00 pm, in the 1st Floor Meeting Room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

Call to Order

Chairman Gary David called the meeting to order at 7:00 p.m.

Roll Call

Members in attendance: Bob Powell, Korey Henderson, Doug Heron, Gary David and Weston Nicholson

Members absent: None.

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

Staff absent: None.

Modifications to Agenda / Agenda Summation

Gary added under new business discussion to change the BZA meeting time.

Election of Officers

a) Chairman.

Bob Powell nominated Korey Henderson for Chairman; seconded by Gary David. Nominations were closed. Korey Henderson was elected Chairman by a 5-0 vote.

Korey Henderson was offered the gavel and assumed the Chairman position.

b) Vice-Chairman.

Bob Powell nominated Doug Heron for Vice-Chairman; seconded by Weston Nicholson. Nominations were closed. Doug Heron was elected Vice-Chairman by a 5-0 vote.

c) Secretary.

Doug Heron nominated Judy Coker for Secretary; seconded by Gary David. Nominations were closed. Judy Coker was elected Secretary by a 5-0 vote.

Approval of Minutes

a) December 6, 2023, Minutes

Bob Powell made a motion to approve the minutes of December 6, 2023, as presented; seconded by Doug Heron. Motion carried 5-0.

Public Hearings

a) CO-V-29-23 Turner development standard variance

No petitioners were in attendance. After a brief discussion, Gary David motioned to table the petition; seconded by Doug Heron. Motion carried 5-0.

Steve Niblick stated that he would require renotification.

Old Business

a) CO-CO-32-23 Fornax Solar conditional use findings of fact.

David Langolf Smith wanted to discuss the criteria for the Fornax Solar conditional use findings of fact.

Discussion ensued amongst the board members concerning criteria A of the petition.

Discussion ensued amongst the board members concerning criteria B of the petition.

Discussion ensued amongst the board members concerning criteria C of the petition.

Discussion ensued amongst the board members concerning criteria D of the petition.

With no further discussion, Doug Heron made a motion to table the Fornax Solar conditional use findings of fact; seconded by Gary David. Motion carried 5-0.

b) Change of meeting time.

Gary David asked the board to consider moving the meeting time to 6:00 pm instead of 7:00 pm.

After board discussion, Doug Heron made a motion to change the meeting time to 6:00 pm; seconded by Gary David. Motion carried 5-0.

Steve Niblick stated that technically, the Plan Commission sets the time for the BZA. Steve Niblick stated he would bring the topic up at the January County Plan Commission meeting for approval.

New Business

a) Bob Powell brought up the issue of board members being required to leave the meeting room if they are removed due to abstention or conflict of interest.

After discussion, Steve Niblick stated that he would review the BZA Bylaw and report back at the next BZA meeting.

b) Judy Coker brought up the BZA approval for Lisa Sparks.

After discussion, it was decided that staff would try to ascertain the health condition of Lisa Sparks before proceeding forward.

Adjournment

There being no further business, Bob Powell made a motion to adjourn the meeting at 8:06 pm; seconded by Doug Heron. Motion carried 5-0.


Chairman
Executive Director

2-7-2024
Date

2-7-2024
Date

