



Minutes

February 7, 2024

Tipton County Board of Zoning Appeals

The Tipton County Board of Zoning Appeals held its regular meeting on Wednesday, February 7, 2024, at 6:00 pm, in the 1st Floor Meeting Room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

Call to Order

Chairman Korey Henderson called the meeting to order at 6:00 p.m.

Roll Call

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

Members absent: None.

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

Staff absent: None.

Modifications to Agenda / Agenda Summation

None.

Approval of Minutes

a) January 3, 2024, Minutes

Bob Powell made a motion to approve the minutes of January 3, 2024, as presented; seconded by Doug Heron. Motion carried 5-0.

Public Hearings

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

Kevin Turner came forward to present the petition to construct a small second home on a parcel that already has one single-family dwelling.

Bob Powell asked if any subdividing would be taking place. Kevin Turner stated that they would not be interested in subdividing and that they have a special needs daughter who would move into the home once the mother-in-law no longer needs the dwelling.

With no comments from the public, Gary David motioned to close the public hearing; seconded by Dough Heron. Motion carried 5-0.

Korey Henderson asked if the home is only for the mother-in-law, why did they choose a three-bedroom home. Angela Turner stated that her mother would like a two-bedroom home, and the three-bedroom home shown in the illustrations. Angela Turner stated that the home shown in the picture is similar to the type of home they would like to place on the property.

Discussion ensued concerning the petition, specifically, the permanency of the structure, the possible location of the new septic and well, and the option of subdividing.

With no further discussion, Weston Nicholson made a motion to deny the petition due to criterion C not being met; seconded by Gary David. Motion carried 4-1 with Doug Heron voting no, by roll call vote.

Roll Call-

Weston Nicholson – Y

Gary David – Y

Bob Powell – Y

Doug Heron – N

Korey Henderson - Y

Old Business

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

Bob Powell wanted a better description or list of the approved parcels under the ‘address’ section of the proposed Findings of Fact.

After discussion, Bob Powell made a motion to approve the Fornax Solar conditional use findings of fact with the addition of the approved parcels listed in the findings; seconded by Gary David. Motion carried 5-0. Staff will make the additions and have the President sign the findings when available.

b) Board members being required to leave the meeting room discussion.

Steve Niblick brought this item back up from the month prior for discussion. He stated that it is a board decision.

After board discussion, Bob Powell made a motion to let board members remain in the meeting room if the board member has recused themselves due to a conflict of interest. The motion died due to a lack of a second.

Weston Nicholson made a motion to require board members to leave the meeting room if the board member has recused themselves due to a conflict of interest; seconded by Gary David. Motion carried 3-1-1 with Bob Powell voting no and Doug Heron abstaining.

New Business

None.

Adjournment


There being no further business, Bob Powell made a motion to adjourn the meeting at 7:01 pm; seconded by Gary David. Motion carried 5-0.



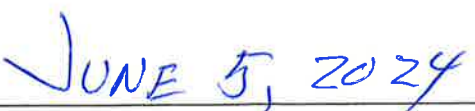
Chairman



Executive Director



Date



Date