



City of Tipton Board of Zoning Appeals Minutes May 8, 2024

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, May 8, 2024. The meeting was called to order by Michael Bollman at 6:05 p.m. The meeting was held at Tipton City Hall, located at 216 S. Main Street, Tipton, Indiana.

Roll Call

Members present: Roberta Heinzmann, Michael Bollman and Jeff Letzinger.

Members absent: Michelle Owens. *One vacancy.*

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

a) January 10, 2023, Meeting Minutes. Tabled until June.

b) April 10, 2024, Meeting Minutes.

Jeff Letzinger made a motion to approve the Minutes of April 10, 2024, as presented; seconded by Roberta Heinzmann. Motion carried 3-0.

Public Hearings

a) CTI-V-03-24 DMT Capital LLC development standard variance.

Steve Niblick provided the staff report for this petition.

Tyler Hyatt came forward to present the petition to add more downstairs residential dwellings on the first floor of the building.

Michael Bollman asked if the addition would be brick. Tyler Hyatt stated that the front of the building would remain brick, but the addition would be another material.

Jim Purvis came forward to express his concerns about parking and whether the approval would set a precedent for other buildings in the area. Jim Purvis also noted that the community does need more housing options.

Discussion ensued amongst the board members.

David Smith asked the petitioner if the reserved parking spaces committed to the other residential building location would still be available. Tyler Hyatt stated that the addition would

not take up any of the parking, but that they have also come to an agreement with the new owners of the Side Street Mall to lease parking from them.

With no further public comments, Michael Bollman closed the public hearing.

With no further board discussion, Jeff Letzinger made a motion to approve CTI-V-03-24 with the condition that the gravel parking lot be paved; seconded by Roberta Heinzmann. Motion carried 3-0.

b) CTI-V-04-24 Louthen development standard variances.

Steve Niblick stated that the public hearing was closed in April and the only information needed tonight was what was requested to be provided by the petitioner in April.

Board discussion ensued concerning the petition.

With no further board discussion, Mike Bollman made a motion to approve CTI-V-04-24. Roberta Heinzmann wanted a condition placed on the approval. Mike Bollman withdrew his motion.

Roberta Heinzmann made a motion to approve CTI-V-04-24 with the condition that water drainage issues be solved by using gutters, as presented in the hearing; seconded by Mike Bollman. After a voice vote and a roll call vote, the motion carried 3-0.

ROLL CALL:

Mike Bollman – yes

Jeff Letzinger – yes

Roberta Heinzmann – yes

Old Business

a) CTI-V-36-23 DMT Capital LLC findings of fact.

Tabled until June.

New Business

None.

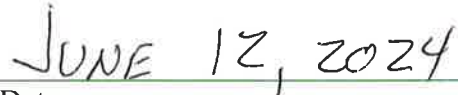
Adjournment

There being no other business, Roberta Heinzman made a motion to adjourn at 7:31 p.m.; seconded by Jeff Leininger. Motion carried 3-0.


Chair


Date


Executive Director


Date