



City of Tipton Board of Zoning Appeals Minutes June 14, 2023

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, June 14, 2023. The meeting was called to order by Michelle Owens at 6:00 p.m. The meeting was held at Tipton City Hall, located at 216 S. Main Street, Tipton, Indiana.

Roll Call

Members present: Robert Cochrane III, Roberta Heinzmann, Michelle Owens and Michael Bollman.

Members absent: Cliff Ragan.

Staff present: Steve Niblick and Judy Coker.

Staff absent: David Langolf Smith.

Modifications to Agenda

None.

Election of Officers

- **Chairman**
Roberta Heinzmann nominated Michael Bollman; seconded by Michelle Owens. There were no other nominations. Michael Bollman was elected Chairperson 4-0.
- **Vice-Chairman**
Roberta Heinzmann nominated Michelle Owens; seconded by Michael Bollman. There were no other nominations. Michelle Owens was elected Vice-Chairman 4-0.
- **Secretary**
Michelle Owens nominated Robert Cochrane III; seconded by Roberta Heinzmann. There were no other nominations. Robert Cochrane III was elected Secretary 4-0.

Approval of Minutes

a) December 14, 2022, Meeting Minutes

Michelle Owens made a motion to approve the meeting minutes of December 14, 2022, as presented; seconded by Roberta Heinzmann. Motion carried 3-0, with Robert Cochrane III abstaining.

Public Hearings

a) CTI-V-12-23 Garmon development standard variance

Mary Garmon came forward to present the petition for a development standard variance to allow and accessory building to be two and one-half (2.5) feet from the property line instead of the required five (5) feet.

Michelle Owens asked if the new shed would be shortened on the interior side towards the yard. Mary Garmon stated that the shortened side would be the side closest to the alley because there is a fence on the interior side that will not be moved.

Steve Niblick provided a staff report for the petition.

Discussion ensued concerning the location of the new shed and whether the shortened side would be off the alley on the north side or off the south side.

With no further discussion, Roberta Heinzmann motioned to close the public hearing; seconded by Michelle Owens. Motion carried 4-0.

Discussion ensued amongst the board members concerning the petition.

With no further discussion, Michelle Owens motioned to approve CTI-V-12-23 as presented; seconded by Robert Cochrane III. Motion carried 4-0.

b) CTI-V-14-23 Indiana Municipal Power Agency (IMPA) development standard variance.

Chris Sanders came forward to present the petition for a development standard variance to allow a seven (7) foot fence with a one (1) foot section of barbed wire above the 7-foot-tall fence.

Michelle Owens asked if this fence would be the same as the fence that is around the State Road 28 solar location. Chris Sanders stated that it would be.

Roberta Heinzmann asked if the fence would go all the way around the installation. Chris Sanders stated that it would.

Robert Cochrane III asked if there have been any complaints about the fence around the State Road 28 location. Chris Sanders stated that, to his knowledge, there have been no complaints.

Roberta Heinzmann asked if there would be other security measures. Chris Sanders stated that the site will have security cameras that will be monitored off site.

Tom Dolezal came forward to state that he is against nuclear energy and is in favor of this petition.

With no further discussion, Michelle Owens motioned to close the public hearing; seconded by Roberta Heinzmann. Motion carried 4-0.

Steve Niblick provided the staff report for the petition.

With no further discussion, Michelle Owens motioned to approve CTI-V-14-23 as presented; seconded by Robert Cochrane III. Motion carried 4-0

Old Business

- a) CTI-V-27-22 Young development standard variance Findings of Fact
- b) CTI-V-40-22 McCord development standard variance Findings of Fact

Michelle Owens motioned to approve both the Young Findings of Fact and the McCord Findings of Fact; seconded by Roberta Heinzmann. Motion carried 3-0, with Robert Cochrane III abstaining.

Adjournment

There being no other business, Michelle Owens made a motion to adjourn at 6:20 p.m.; seconded by Roberta Heinzmann. Motion carried 4-0.


Chair

8-9-23
Date


Executive Director

Aug 9, 2023
Date

