



City of Tipton Board of Zoning Appeals Minutes August 9, 2023

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, August 9, 2023. The meeting was called to order by Michael Bollman 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, Cliff Ragan and Michael Bollman.

Members absent: Roberta Heinzmann and Michelle Owens.

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

a) June 14, 2022, Meeting Minutes

Robert Cochrane III made a motion to approve the meeting minutes of June 14, 2022, as presented; seconded by Michael Bollman. Motion carried 3-0.

Public Hearings

a) CTI-V-20-23 Henry development standard variance

Steve Niblick provided a staff report for the petition.

Michael Henry came forward to present the petition for a development standard variance to allow an accessory structure three feet from the property line, instead of the required five feet.

Michael Bollman asked what direction the door would face. Michael Henry stated that the door would face east and west.

Joe VanBibber came forward to speak in favor of the petition, citing that Mr. Henry is only trying to enhance his property, which would enhance the properties around his.

With no further discussion, Robert Cochrane III motioned to close the public hearing; seconded by Cliff Ragan. Motion carried 3-0.

Discussion ensued amongst the board members concerning the petition.

With no further discussion, Robert Cochrane III motioned to approve CTI-V-20-23 as presented; seconded by Cliff Ragan. Motion carried 3-0.

b) CTI-SE-22-23 Henderson special exception

Nathan Althouse came forward to present the petition for a 1-lot minor subdivision. Nathan Althouse explained that the project has received approval from the drainage board.

Cliff Ragan asked if the remaining land would stay as tillable farm ground. Nathan Althouse confirmed that the remaining land will continue to be farm ground.

Jason Henderson came forward to speak in favor of the petition. Jason Henderson explained that this subdivision will also clean up platting errors.

With no further discussion, Robert Cochrane III motioned to close the public hearing; seconded by Cliff Ragan. Motion carried 3-0.

Discussion ensued amongst the board members concerning the petition.

With no further discussion, Robert Cochrane III motioned to close the public hearing; seconded by Cliff Ragan. Motion carried 3-0.

With no further discussion from the Board, Robert Cochrane III motioned to approve CTI-SE-22-23 as presented; seconded by Cliff Ragan. Motion carried 3-0

Old Business

a) CTI-V-12-23 Garmon development standard variance Findings of Fact

Robert Cochrane III made a motion to approve the Finding of Fact for CTI-V-12-23; seconded by Michael Bollman. Motion carried 3-0.

b) CTI-V-14-23 IMPA development standard variance Findings of Fact


Robert Cochrane III made a motion to approve the Finding of Fact for CTI-V-12-23; seconded by Michael Bollman. Motion carried 3-0.

Adjournment

There being no other business, Robert Cochrane III made a motion to adjourn at 6:14 p.m.; seconded by Cliff Ragan. Motion carried 3-0.


Chair

11-8-23
Date


Executive Director

Nov 8, 2023
Date

