



City of Tipton

Board of Zoning Appeals

Minutes

November 8, 2023

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, November 8, 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, Roberta Heinzmann, Michelle Owens and Michael Bollman.

Members absent: None.

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

a) August 9, 2023, Meeting Minutes.

Robert Cochrane III made a motion to approve the meeting minutes of August 9, 2023, as presented; seconded by Cliff Ragan. Motion carried 4-0-1 with Roberta Heinzmann abstaining.

Public Hearings

a) CTI-V-28-23 Roberts development standard variance.

Steve Niblick provided a staff report for the petition.

Cody Roberts came forward to present the petition. Robert Cochrane III asked if there is anywhere else to place the recreational vehicle, that is in compliance with the ordinance. Cody Roberts stated that he has no other place on his property to put the recreational vehicle, and that he stores it for the winter. Cody Roberts stated that the RV is stored off his property for seven months out of the year.

David Smith asked what the practical difficulty is that prevents the petitioner from using the property as a residence. Cody Roberts stated that there is no difficulty in using the property as a residence, but stated that this is the only place on his property for the RV. Cody Roberts stated it is more convenient to have the RV on the property for use during the summer months.

Discussion ensued concerning the petition.

With no further discussion, Robert Cochrane III motioned to close the public hearing; seconded by Cliff Ragan. Motion carried 5-0.

With no further discussion from the Board, Robert Cochrane III motioned to approve CTI-V-33-23 as presented; seconded by Cliff Ragan. Motion carried 5-0, by roll call vote.

Roll Call –

Cliff Ragan – Yes

Roberta Heinzmann – Yes

Michelle Owens -Yes

Michael Bollman – Yes

Robert Cochrane III - Yes

Old Business

a) CTI-V-20-23 Henry development standard variance Findings of Fact.

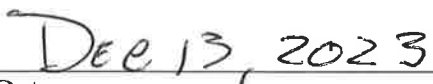
Robert Cochrane III made a motion to approve the Finding of Fact for CTI-V-20-23; seconded by Michelle Owens. Motion carried 4-0-1 with Roberta Heinzmann abstaining.

b) CTI-SE-22-23 Henderson special exception Findings of Fact.

Robert Cochrane III made a motion to approve the Finding of Fact for CTI-SE-22-23; seconded by Cliff Ragan. Motion carried 4-0-1 with Roberta Heinzmann abstaining.

Adjournment

There being no other business, Robert Cochrane III made a motion to adjourn at 6:57 p.m.; seconded by Roberta Heinzmann. Motion carried 5-0.


Chair
Date
Executive Director
Date