



City of Tipton Board of Zoning Appeals Minutes December 13, 2023

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, December 13, 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, Roberta Heinzmann and Michael Bollman.

Members absent: Cliff Ragan and Michelle Owens.

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

a) November 8, 2023, Meeting Minutes.

Roberta Heinzmann made a motion to approve the meeting minutes of November 8, 2023, with one correction; seconded by Robert Cochrane III. Motion carried 3-0.

Public Hearings

a) CTI-V-36-23 DMT Capital LLC development standard variance.

Steve Niblick provided a staff report for the petition.

Tyler Hiatt came forward to present the petition to have first floor residential dwelling units on the first floor of a building located in the B-1 Traditional Downtown Business zoning district.

Michael Bollman asked how much the petitioner expects the apartments to rent for. Tyler Hiatt stated that they will be looking to price each unit from \$1,000 to \$1,200 per month.

Roberta Heinzmann asked if the petitioner has had any discussion with the owner of the Side Street Mall about possibly leasing some parking from them. Tyler Hiatt stated that he has not spoken to the Side Street Mall property owner but would be reaching out to them about the possibility of leasing parking in their lot.

Discussion ensued concerning the parking requirements for this area.

Steve Niblick read a letter provided by Bill French, the owner of the Dollar General property, which cited concerns about parking.

Jackie Cardin came forward to express concerns about parking.

Doug Heron came forward to express concerns about parking.

Tom Dolezal came forward to express the need for more residential properties in Tipton.

Susan Powell came forward to express concerns about parking.

With no further public comments, Robert Cochrane III motioned to close the public hearing; seconded by Michael Bollman. Motion carried 3-0.

Discussion ensued amongst the board members concerning the petition.

Michael Bollman asked if they could possibly do the project with five apartment units instead of six. Tyler Hiatt stated that they need six units in order for the numbers to work.

Discussion ensued amongst the board members concerning parking.

With no further discussion, Robert Cochrane III made a motion to approve CTI-V-36-23, as presented; seconded by Roberta Heinzmann. Motion received a no vote 2-1, by a roll call vote. The petition will be reheard at the next BZA meeting.

Roll Call –

Roberta Heinzmann – Yes

Michael Bollman – No

Robert Cochrane III - Yes

Old Business

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

Michael Bollman made a motion to approve the Finding of Fact for CTI-V-28-23; seconded by Robert Cochrane III. Motion carried 3-0.

b) CTI-V-33-23 VanBibber development standard variance Findings of Fact.

Roberta Heinzmann made a motion to approve the Finding of Fact for CTI-V-33-23; seconded by Robert Cochrane III. Motion carried 3-0.

Term Discussion

Judy Coker informed the members of those whose term expires at the end of this month.

Adjournment

There being no other business, Robert Cochrane III made a motion to adjourn at 6:55 p.m.; seconded by Roberta Heinzmann. Motion carried 3-0.


Chair

1-10-24
Date


Executive Director

1-10-2024
Date

