



City of Tipton

Board of Zoning Appeals

Minutes

June 12, 2024

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, June 12, 2024. 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: Roberta Heinzmann, Michael Bollman, Michelle Owens and Jeff Letzinger.

Members absent: *One vacancy.*

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes 4

a) January 10, 2023, Meeting Minutes.

Michelle Owens made a motion to approve the minutes of January 10, 2024, as presented; seconded by Roberta Heinzmann. Motion carried 3-0-1 with Jeff Letzinger abstaining.

b) May 8, 2024, Meeting Minutes.

Michael Bollman made a motion to approve the minutes of May 8, 2024, as presented; seconded by Roberta Heinzmann. Motion carried 3-0-1 with Michelle Owens abstaining.

Public Hearings

a) CTI-SE-06-24 Bergman special exception.

Steve Niblick provided the staff report for this petition.

Nathan Althouse came forward to present the petition for a 1-lot minor subdivision in the A-1 zoning district.

Katrina Short came forward to ask if this would be a subdivision with many houses. It was explained to Katrina Short that this "subdivision" is simply subdividing the farm ground from the homestead, but that the new owner of the farm ground could place one single-family home, as per the ordinance.

Mike Sottong came forward to ask what would happen to the drainage tiles running through this property. It was explained that this project did receive approval from the Plat Development

Review Committee and that drainage would need to be looked at and approved before any construction project could commence.

Brian Schildmeier came forward to explain that this subdivision is only being done to sell the farm ground and to allow his parents to remain in the home.

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

With no further board discussion, Roberta Heinzmann made a motion to approve CTI-SE-06-24 as presented; seconded by Jeff Letzinger. Motion carried 4-0.

Old Business

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

Michelle Owens made a motion to approve the findings of fact for CTI-V-36-23 as presented; seconded by Roberta Heinzmann. Motion carried 3-0-1 with Jeff Letzinger abstaining.

b) CTI-V-03-24 DMT Capital LLC findings of fact.

Michelle Owens made a motion to approve the findings of fact for CTI-V-03-24 as presented; seconded by Roberta Heinzmann. Motion carried 3-0-1 with Jeff Letzinger abstaining.

c) CTI-V-04-24 Louthen findings of fact.

Michelle Owens made a motion to approve the findings of fact for CTI-V-03-24 as presented; seconded by Roberta Heinzmann. Motion carried 3-0-1 with Jeff Letzinger abstaining.

New Business

None.

Adjournment

There being no other business, Michelle Owens made a motion to adjourn at 6:18 p.m.; seconded by Roberta Heinzmann. Motion carried 4-0.




Chair



Date



Executive Director



Date