



Minutes Tipton County Plan Commission January 9, 2025 6:00 p.m.

The Tipton County Plan Commission held a regularly scheduled meeting on Thursday, January 9, 2025, at 6:00 p.m., in the 1st floor meeting room, Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana. The minutes are as follows:

Call to Order

Jason Henderson called the meeting to order at 6:00 p.m.

Roll Call

Members present: Chase Meyncke, Carroll Cohee, Diana Davis, Jovon Rayl, Jim Purvis, Michelle Owens (non-voting member), D.K. DeLong, Tracey Powell, and Jason Henderson.

Members absent: Gary David

Staff present: Judy Coker, David Langolf Smith, and Evan Piske.

Modifications to agenda

Motion by Tracy Powell and seconded by Jim Purvis to add under New Business (b) Execution of a Mutual Release Agreement. And that the agreement be voted on by the board. Hearing no discussion, the motion carried 8-0.

Approval of Minutes

December 5, 2024, Regular Meeting

Motion by Jim Purvis and seconded by Chase Meyncke, to accept the regular meeting minutes of the December 5, 2024 meeting as presented. No discussion on the motion. Motion carried unanimously 8-0.

Election of Officers / Organization / Appointments

a) President

Motion by Tracy Powell and seconded by Chase Meyncke, to nominate Jason Henderson as President. Hearing no other nominations, Jason Henderson closed nominations for President. As there was only one nomination, Jason Henderson is President for 2025.

b) Vice – President

Motion by Diana Davis and seconded by Tracy Powell, to nominate Chase Meyncke as Vice – President. Hearing no other nominations, Jason Henderson closed nominations for Vice – President. As there was only one nomination made, Chase Meyncke is Vice – President for 2025.

c) Secretary

Motion by Jim Purvis and seconded by Jovon Rayl, to nominate Carroll Cohee as Secretary. Hearing no other nominations, Jason Henderson closed nominations for Secretary. As there was only one nomination for Secretary, Carroll Cohee is Secretary for 2025.

d) City Liaison

Motion by Tracy Powell and seconded by Jim Purvis, that Jason Henderson be the City Liaison. Hearing no other nominations, Jason Henderson closed nominations for the City Liaison position. As there were no other nominations, Jason Henderson is the City Liaison for 2025.

e) Joint Committee

Motion by Chase Meyncke and seconded by Jovon Rayl, that Tracy Powell and Carrol Cohee serve on the Joint Committee along with the Chair (President). Hearing no other nominations, Jason Henderson closed the nominations for the Joint Committee. As there were no other nominations, Tracy Powell and Carroll Cohee are to serve on the Joint Committee for 2025.

f) Plat/Development Review Committee

Motion by Jim Purvis and seconded by Diana Davis, the Chase Meyncke continues to serve on the Plat/Development Review Committee. Hearing no other nominations, Jason Henderson closed the nominations for the appointment to the Plat/Development Review Committee. As there were no other nominations for the appointment, Chase Meyncke will serve as the Plan Commission appointment to the Plan/Development Review Committee for 2025.

g) BZA Appointment from PC

Motion by Michelle Owens and seconded by Tracy Powell, that D.K. DeLong serve as the BZA appointment. Hearing no other nominations, Jason Henderson closed the nominations for the appointment to the BZA. As there were no other nominations made for the BZA appointment from the PC, D.K. DeLong will serve as the PC appointment to the BZA for 2025.

Public Hearings

a) CO-S-25-24 Weddell Minor Subdivision – Tabled from December 5, 2024 Meeting.

Discussion ensued about the proper notifications and processing of the petition for the public hearing having already been reported on.

Jason Henderson opened public hearing.

Elaine Phelps from 40th Parallel Surveying came forward to represent the petitioner, giving a brief description of the parcel and to answer any questions that the Plan Commission may have about the case.

Clarification about the public hearing from the month prior, to ensure that the proper process is being followed.

Motion by Tracy Powell and seconded by Chase Meyncke, to close the public hearing for CO-S-25-24. The motion carried unanimously 8-0. There was discussion about the revised plat provided by 40th Parallel Surveying.

Motion by Diana Davis and seconded by Jovon Rayl, to approve CO-S-25-24. The motion carried 8-0 by roll-call vote.

Roll Call:

Chase Meyncke- Yes	Diana Davis- Yes	Jim Purvis- Yes	D.K. DeLong- Yes
Tracey Powell- Yes	Jovon Rayl- Yes	Carroll Cohee- Yes	Jason Henderson- Yes

b) CO-S-27-24 LHD Machinery, LLC Minor Subdivision – Tabled From December 5, 2024 Meeting.

Discussion ensued concerning the petition, its location, and if the proper notifications and other requirements for the public hearing having already been reported on.

Jason Henderson opened the public Hearing

Nathan Althouse from Miller Surveying came forward to present the parcel and offer to answer any questions that the Plan Commission may have.

Tracy Powell brought up the question from the last meeting that a member of the public had about the project.

Tony Abrams, a partner of LHD Machinery, came forward to best answer this question. Stating that all operations will be inside of the building and will not contribute to a raised noise level in the surrounding area.

Motion by Jovon Rayl and seconded by Diana Davis, that the public hearing for CO-S-27-24 be closed. No discussion on the motion and the motion carries 8-0.

Hearing no discussion, Jim Purvis made a motion, seconded by Carroll Cohee, to approve CO-S-27-24. No discussion about this motion was had. Motion Carried 8-0 by roll-call vote.

Rollcall:

Jovon Rayl- Yes	Tracy Powell- Yes	Jim Purvis- Yes	Chase Meyncke- Yes
Carroll Cohee- Yes	D.K. DeLong- Yes	Diana Davis- Yes	Jason Henderson- Yes

New Business

a) Discussion/Action Regarding per-diem/stipend.

Discussion was had about citizen members being paid to cover travel costs. Conversation included was where the money will come from, budgets, which boards will be paid, which meetings will be paid, the history of pay for boards, and what paying the members would do for the boards.

Motion by Michelle Owens and seconded by Tracy Powell, to move forward with establishing a per diem rate and/or a line item to pay the citizen members. No discussion was had about the motion. The motion carried 8-0.

b) Execution of a Mutual Release Agreement.

Brief discussion was had about the agreement.

Motion by Jim Purvis and seconded by Chase Meyncke, to approve the mutual release agreement. No discussion about the motion. Motion carries 8-0.

Jason Henderson mentioned that the small committee met to review the RFP responses that the Plan Commission had received and that there will be an executive session before the next meeting to discuss what the Plan Commission thinks about all candidates.

Reports

a) Comprehensive Plan Update

Abby Smith, Community Development Director for Tipton County, came forward to present an update for the Comprehensive Plan. She discussed flyers and surveys that HWC Engineering has assisted with creating and all the outreach that comes with the comprehensive plan update for the county. Abby Smith spoke about the press release of the same information that is provided on the flyers as well.

b) Permit and Code Enforcement Reports

Judy Coker presented the permit reports from the Plan Department and Evan Piske presented the code enforcement reports from the Plan Department, and what the department is doing in general.

Old Business

None

Public Comments

None

Adjournment


Jason Henderson introduced D.K. DeLong to the rest of the Plan Commission as he is the newest member to the Plan Commission.

Jovon Rayl, seconded by Jason Henderson, made a motion that this meeting be adjourned at 6:37 p.m. Motion carried unanimously 8-0.


Chairman


Executive Director


Date


Date