



City of Tipton Board of Zoning Appeals Minutes October 09, 2024

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, October 09, 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: Michael Bollman, Michelle Owens, and Jeff Letzinger.

Members absent: Roberta Heinzmann and *One vacancy*.

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

a) June 12th, 2024, Meeting Minutes

Michelle Owens made a motion to approve the Minutes of June 12th, 2024, with corrections; seconded by Jeff Letzinger. Motion carried 3-0.

Public Hearings

a.) CTI-V-18-24 Tipton County Foundation Variance Requests (3)

Mark Baird, Tipton County Foundation Executive Director, came forward to give a synopsis of the development that the petitioner has. He also showed the board that the petitioner has sent out notices to neighboring landowners with return receipts in hand.

Jason Henderson came forward to speak about the floodplain near the proposed development and that from the surveyor perspective he is favorable to the development. Jason also provided himself to answer any questions the Board thinks pertain to his expertise.

Nate Kring came forward to speak generally in favor of the development proposed by the petitioner.

Discussion then ensued concerning layout changes, ownership, management, the trail the has been proposed, dwelling zoning laws, proposed income of occupants, and floodplain issues and solutions.

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

The board then discussed the parking situation regarding the development and drainage of the development.

With no further discussion, Michelle Owens motioned to approve the use variance to construct residential dwelling units within the B-2 zoning district; seconded by Jeff Letzinger. Motion carried 3-0.

With no further discussion, Michelle Owens motioned to reduce the required 56 parking spaces to 48; seconded by Jeff Letzinger. Motion carried 3-0.

With no further discussion Michelle Owens motioned to approve the Floodplain Variance to construct residential dwelling units in the floodplain; seconded by Jeff Letzinger. Motion carried 3-0.

Old Business

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

Michelle Owens made a motion to approve CTI-SE-06-24 as presented; seconded by Jeff Letzinger. Motion carried 3-0.

New Business

None.

Michelle Owens made a motion to amend the variances regarding CTI-V-18-24 approved during this meeting to apply only to the original petitioner; seconded by Jeff Letzinger. Motion carried 3-0.

Adjournment

There being no other business, Michelle Owens made a motion to adjourn at 6:33 p.m.; seconded by Jeff Letzinger. Motion carried 3-0.



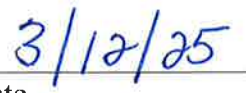
Chair



Date



Executive Director



Date