



Minutes Tipton County Plan Commission April 3, 2025 6:00 p.m.

The Tipton County Plan Commission held a regularly scheduled meeting on Thursday, April 3, 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 6:01 p.m.

Roll Call

Members present: Jenee Harlow, Tracey Powell, Gary David, Jason Henderson, Chase Meyncke, Carroll Cohee, Doug Heron, Diana Davis, and Michelle Owens (non-voting member).

Members absent: D.K. DeLong

Staff present: Judy Coker, Weston Nicholson, and Evan Piske.

Staff absent: None

Modifications to agenda

No Modifications to the agenda were made by Staff or members of the Plan Commission.

Approval of Minutes

March 6, 2025, Regular Meeting

Motion by Chase Meyncke, seconded by Carroll Cohee, that the minutes from the March 6, 2025, meeting be approved. All in favor, motion carried 8-0.

Public Hearings

a) CO-S-01-25 Humburg Minor Subdivision, Rockburg Acres

Jason Henderson confirmed with staff that all the proper notifications, publications, and notices were all completed properly, which they were.

Hearing that everything was done, Jason Henderson opened the public hearing for CO-S-01-25.

Elaine Phelps with 40th Parallel Surveying came forward to present the subdivision and answer any questions the commission may have.

Hearing no public comment, motion by Michelle Owens, seconded by Chase Meyncke, to close the public hearing for case CO-S-01-25. All in favor, motion carried 8-0.

Judy Coker confirmed that the subdivision received a favorable recommendation from the Plat Review Committee.

Hearing no further discussion, motion by Michelle Owens, seconded by Diana Davis, to approve the Rockburg Acres Subdivision CO-S-01-25. Motion carried 7-0 by roll-call vote, with Gary David recusing due to late arrival.

Roll Call: Diana Davis – Yes Doug Heron – Yes Chase Meyncke – Yes
Tracey Powell – Yes Jenne Harlow – Yes Carroll Cohee – Yes
Jason Henderson – Yes

New Business

a) Thoroughfare Plan Committee – Establishment

Jason Henderson spoke about the history of the thoroughfare plan committee, and the purpose of having a thoroughfare plan in relation to new developments. That as the county is moving through a comprehensive plan update, the committee needs to be re-established to properly show and plan for the thoroughfare of the county. Jason went over the composition of the committee, that being the county highway superintendent, the county engineer, and at least two members of the plan commission and the plan department director. Doug Heron, Tracey Powell, and Carroll Cohee all volunteered to participate in the Thoroughfare Plan Committee.

Motion by Diana Davis, seconded by Chase Meyncke, that there is a re-establishment of the Thoroughfare Plan Committee and that Phil Beer (County Engineer), Brett Morris (County Highway Superintendent), Doug Heron, Tracey Powell, and Carroll Cohee all be on the Thoroughfare Plan Committee. All in favor, the motion carried 8-0.

b) Old State Road 28 Economic Development Area

Abbie Smith came forward to discuss the Old State Road 28 Economic Development Area (EDA). The Old State Road 28 EDA will be adjacent to the US 31 Interchange EDA. Discussion about the EDA ensued concerning what that means for landowners within it, and actions to be taken by the Plan Commission concerning the new EDA.

Hearing no further discussion, motion by Tracey Powell, seconded by Jenne Harlow, to approve resolution 2025-01; a resolution of the Redevelopment Commission, declaring an area in Tipton County, Indiana as an economic development area and approving an economic development plan for said area. All in favor, and hearing no discussion, motion carried 8-0.

Reports

a) Staff Reports

Judy Coker gave a brief report on the Plan Department for the month of March.

b) Committee Reports

The standing committees did not meet in March but will meet in April.

c) Citizen Member Stipend

Judy Coker gave a report about the stipend for citizen members. It has been approved by the County Council. Staff provided W-9 forms to the members eligible for payment.

Old Business

None.

Public Comments

None.


Adjournment

Motion by Michelle Owens, seconded by Chase Meyncke, to adjourn the meeting at 6:22 p.m.
All in favor, motion carried 8-0.


Chairman


Executive Director


Date


Date

