



# Minutes City of Tipton Planning Commission April 09, 2020

The City of Tipton Plan Commission held its regularly scheduled meeting on Thursday, April 09, 2020, at 6:00 p.m., via teleconferencing.

The meeting was called to order by President Jim Purvis at 6:00 p.m.

## Roll Call

Members present: Stan Kowaleski, Mike Dollens, Jade Crawford, Sophie Hufford, Aaron Coe, Jackie Cardin, Michelle Owens, Adrian Roach and Jim Purvis (non-voting member).

Members absent: Lindsey Ogden, Cory Mahan and Dan Kappesser.

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

Staff absent: None.

## Modifications to Agenda

a) Jim Purvis requested to add the appointment of a member to the Board of Zoning Appeals to the agenda under New Business.

Jade Crawford made a motion to add appointment of member to the Board of Zoning Appeals under New Business; seconded by Jackie Cardin. Motion carried 6-0 by roll call vote.

Roll Call-

Stan Kowaleski – Yes

Jackie Cardin – Yes

Mike Dollens – Yes

Aaron Coe – Yes

Adrian Roach – Yes

Jade Crawford - Yes

## Approval of Minutes

Stan Kowaleski made a motion to approve the minutes from March 12, 2020 as presented; seconded by Mike Dollens. Motion carried 6-0 by roll call vote.

Roll Call-

Stan Kowaleski – Yes

Jackie Cardin – Yes

Mike Dollens – Yes

Aaron Coe – Yes

Adrian Roach – Yes

Jade Crawford - Yes

## Public Hearings

a) CTI-DP-01-20 TMU Development Plan

Steve Niblick summarized the development plan. Steve Niblick informed the board that both the development plan review committee as well as the Tipton County Drainage Board gave this project a favorable recommendation.

\*Sophie Hufford joined the meeting.

Wyatt Johnson explained the development plan in detail.

Jim Purvis noted that the plans that he has are from January, and still show the plantings in the drainage easement. Jim Purvis asked if there were amended plans available. Wyatt Johnson responded that the most recent set of plans that should have been provided have a date of 03/20.

Steve Niblick responded that the incorrect set of plans were emailed to the members.

Discussion ensued concerning whether the board could move forward with approving this project before seeing the correct set of plans.

Jim Purvis asked Steve or Wyatt to explain if Big Cicero Creek Drainage Board has the authority to trump the city ordinances when it comes to what landscaping is placed in the buffer yard. Steve Niblick explained that the landscaping that is being removed is in the regulated drainage easement.

David Smith stated that the Plan Commission does not have the authority to alter the development standards in the zoning ordinance and noted that any variance from these requirements would need to come from the Board of Zoning Appeals.

Discussion ensued concerning whether a variance from the Board of Zoning Appeals would be required.

Steve Niblick responded that the purpose of the landscape requirements is for aesthetics and to beautify the property, but what we don't want to do is to cause drainage issues for the county. Steve Niblick stated that he believes the Plan Commission can approve the development plan with the landscaping being removed from the drainage easement, but the bigger concern is that the board does not have possession of the plans that show this.

Steve Niblick asked Wyatt Johnson if this project needs to begin quickly, or if this is something that can be approved at the next scheduled meeting so that the board members could have a chance to view the proper plans. Wyatt Johnson responded that they are ready to open the contractor bids in the next 10 days, then the contractor would be ready to get started.

Stan Kowaleski asked if the development plan could be approved by a statement as modified effective 03/20/2020. Steve Niblick responded that the board could approve the plans, but that some members might not want to do that without seeing the plans.

Steve Niblick summarized the changes concerning landscaping that were made to the development plan that are not reflected on the plans that the board has.

Discussion ensued concerning whether the plans could be emailed out while everyone is on the phone so that the board could view them to make a decision. A suggestion was also made to schedule another meeting so that the board would have time to receive and view the most recent set of plans.

Discussion occurred concerning when another meeting should be scheduled, as well as when and if the Board of Zoning Appeals would need to hear a petition concerning a development standard

variance regarding the landscaping before the Plan Commission could approve the development plan.

Jim Purvis asked the board to identify who would be available for a meeting on April 16, 2020, as well as whether each member would like to receive their plans via email or hard copy.

\*Michelle Owens joined the meeting

All members present stated that they could attend the teleconference on April 16, 2020, at 6:00 p.m. All members present stated that they would like to receive their amended plans digitally, with the exception of Stan Kowaleski and Mike Dollens, who stated they would like to receive hard copies.

Stan Kowaleski made a motion to hold a special meeting on April 16, 2020, at 6:00 p.m. via teleconference; seconded by Mike Dollens. Motion carried 8-0 by roll call vote.

Roll Call-

Jackie Cardin – Yes  
Sophie Hufford – Yes  
Michelle Owens – Yes

Stan Kowaleski – Yes  
Aaron Coe – Yes  
Jade Crawford – Yes

Adrian Roach – Yes  
Mike Dollens – Yes

**New Business**

Stan Kowaleski made a motion to appoint Adrian Roach to the City of Tipton Board of Zoning Appeals; seconded by Mike Dollens. Motion carried 8-0 by roll call vote.

Roll Call-

Jackie Cardin – Yes  
Sophie Hufford – Yes  
Michelle Owens – Yes

Stan Kowaleski – Yes  
Aaron Coe – Yes  
Jade Crawford - Yes

Adrian Roach – Yes  
Mike Dollens – Yes

**Public Comment**

Vicky Boyd asked how to spell Dan’s last name, Jim Purvis responded Kappesser.

**Adjournment**

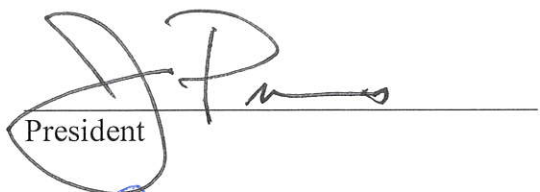
There being no other business, Stan Kowaleski made the motion to adjourn the meeting at 6:58 p.m.; seconded by Mike Dollens. Motion carried 8-0 by roll call vote.

Roll Call-

Jackie Cardin – Yes  
Sophie Hufford – Yes  
Michelle Owens – Yes

Stan Kowaleski – Yes  
Aaron Coe – Yes  
Jade Crawford - Yes

Adrian Roach – Yes  
Mike Dollens – Yes

  
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President

9/24/20  
Date

  
\_\_\_\_\_  
Executive Director

6-11-20  
Date