



Minutes City of Tipton Planning Commission June 11, 2020

The City of Tipton Plan Commission held its regularly scheduled meeting on Thursday, June 11, 2020, at 6:00 p.m. The meeting was held at the Tipton County 4H Building.

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, Lindsey Ogden, Cory Mahan, Dan Kappesser, and Jim Purvis (non-voting member).

Members absent: None.

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

Staff absent: None.

Modifications to Agenda

a) Jim Purvis removed staff reports from the agenda.

Approval of Minutes

March 12, 2020 Regular Meeting: Mike Dollens made a motion to approve the minutes from March 12, 2020 as presented; seconded by Stan Kowaleski. Motion carried 11-0.

April 9, 2020 Regular Meeting: Mike Dollens made a motion to approve the minutes from April 9, 2020 as presented; seconded by Jackie Cardin. Motion carried 11-0.

April 16, 2020 Special Meeting: Mike Dollens made a motion to approve the minutes from April 16, 2020 as presented; seconded by Stan Kowaleski. Motion carried 11-0.

Public Hearings

a) CTI-DP-09-20 Co-Alliance Development Plan

Steve Niblick provided a staff report for the Co-Alliance development plan.

John Stebbins came forward to present the petition.

Jim Purvis asked if this would be the section to the north of the proposed office building would be stone, and if that would be used for parking. John Stebbins stated that this portion would be all gravel because it will be mostly truck traffic.

Jim Purvis asked Steve Niblick if the city has yet adopted the resolution to make all parking a hard-surface asphalt. Steve Niblick responded that this resolution has not been adopted by the city.

Mike Dollens motioned to close the public hearing; seconded by Stan Kowaleski. Motion carried 11-0.

Cory Mahan stated that when the plans were review on June 1, 2020, there was a concern about the pavement thickness of one inch of surface and two inches of binder, which is atypical. Cory Mahan stated that in that meeting, the engineer stated he would change that, but those changes have not been made. Cory Mahan also stated that there was some concern about the drainage, but those changes may not have been made. John Stebbins stated that the drainage plan has been approved by the Tipton County Drainage Board since the June 1, 2020 development plan review meeting. Steve Niblick stated that the Tipton County Drainage Board did provide an approval letter for this project with some contingencies placed on the approval.

Cory Mahan stated that there is some concern about traffic flow on Berryman Pike as well as some concern about traffic flow out the south end of the location. Cory Mahan stated that he did not recall there being a stop sign or a yield sign in that area. John Stebbins stated that there is not a sign but putting one in would not be a problem. John Stebbins stated that the traffic flow currently exits one way and comes in one way, and that will be continued. John Stebbins also stated that they did move the truck scales farther east so that trucks would be off the roadway while waiting to get on the scales. Jim Purvis clarified that to get on the scales, trucks would come in off of Berryman Pike, then turn east to get onto the scales. John Stebbins confirmed that this is correct.

Stan Kowaleski ** inaudible** John Stebbins responded that it will be bulk herbicides, and liquid fertilizer will still be outside.

Stan Kowaleski **inaudible** John Stebbins responded that they are 2400 to 2500 gallon stainless steel bulk tanks, and the building will contain a dike also.

Stan Kowaleski asked what provisions have been put in the proposal to alleviate or manage a spill. John Stebbins stated that the entire building would contain it, and the building meets all the state and EPA regulations. Stan Kowaleski asked if the building is designed to hold more than its storage capacity. John Stebbins stated that it meets all the requirements.

Stan Kowaleski asked how many chemicals they typically have on hand. John Stebbins stated that they will typically have eight bulk herbicides that they use out of the facility, but that changes annually as farming practices change.

Stan Kowaleski asked if this is the footprint that will remain once the development plan is approved, and the rest of what is there will go away. John Stebbins replied that they will take the old building down and update it to a more environmentally efficient building. Stan Kowaleski asked if the old storage tanks will remain. John Stebbins stated that the old storage tanks will remain and the dikes. John Stebbins stated that this project has nothing to do with the elevator portion. This will only affect the fertilizer storage building and the dikes.

Cory Mahan stated that in the previous meeting, it was asked that there be 1 ½ inches of surface, with 2 ½ inches of intermediate and 6 inches of stone. **inaudible**. Cory Mahan responded, yes.

inaudible

Cory Mahan explained that the concern with traffic and the need for a yield sign is that most of the parking for employees is focused on the south end. With more traffic along that end, as well as other things located along that access road, people might not look to the left. A yield sign or a stop sign might help address some of those safety concerns.

inaudible

Steve Niblick stated that he has spoken with Mike Terry about those concerns and he had recognized that there are no standards in place yet. Steve Niblick suggested that if it acceptable to Co-Alliance, a motion could be made with conditions concerning the yield sign as well as the asphalt thickness. Those standards could then be looked at during construction to ensure that they are done.

inaudible

Stan Kowaleski made a motion to approve the development plan with the conditions that they would change the parking lot to meet the 1 ½ inch, 2 ½ inch, 6-inch standard, and that they would add a yield sign along Berryman Pike; seconded by Mike Dollens. Motion carried 11-0.

b) CTI-DP-10-20 Park 100 Development Plan

Sophie Hufford recused herself and left the table because she is an employee of Park 100 Foods.

Steve Niblick provided an overview of the staff report for Park 100 Foods.

The Kerry Schoeph came forward to present the petition. Kerry Schoeph stated that they received approval from the Big Cicero Creek Drainage Board with certain conditions. Kerry Schoeph stated that he has provided the board with a letter that details the drainage board approval.

Mayor Tom Dolezal came forward to express support for this project.

There being no further discussion, Michelle Owens made a motion to close the public hearing; seconded by Jackie Cardin. Motion carried 10-0.

**inaudible*

Stan Kowaleski asked if the water treatment center would have a plant operator who is licensed through the state. Kerry Schoeph responded that they would meet all state requirements.

inaudible

Jackie Cardin asked if they would lose 12-13 parking spots in the project, but then would add more in the end? Kerry Schoepp responded that there will be 47 spots added, but 12 spots permanently lost, for a sum total of 35. Jackie Cardin asked if this would be enough parking. Kerry Schoepp stated that there is never really enough parking.

With no further discussion, Jackie Cardin made a motion to approve the development plan as presented; seconded by Mike Dollens. Motion carried 10-0.

c) CTI-S-12-20 Coverdale Subdivision Replat

Steve Niblick provided an overview of the Plat Committee Review meeting minutes.

Wyatt Johnson came forward to present the petition.

Jim Purvis asked if what is being changed is the Interior Vehicular Circular Access. Wyatt Johnson confirmed yes.

With no further discussion, Jackie Cardin made a motion to approve the Coverdale replat; seconded by Mike Dollens. Motion carried 11-0

New Business

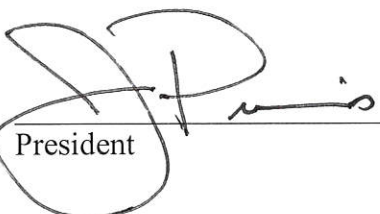
None.

Public Comment

None.

Adjournment

There being no other business, Mike Dollens made the motion to adjourn the meeting at 6:43 p.m.; seconded by Jackie Cardin. Motion carried 11-0.



President

Date 9/24/20



Executive Director

Date 7-9-20