



Minutes City of Tipton Planning Commission March 11, 2021

The City of Tipton Plan Commission held a meeting on Thursday, March 11, 2021, at 6:00 p.m., at the Tipton City Hall Council meeting room, 216 South Main Street, Tipton, Indiana.

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

Roll Call

Members present: Stan Kowaleski, Jackie Cardin, Mike Dollens, Lindsey Ogden, Michelle Owens, Dan Kappesser, Sophie Hufford, and Jim Purvis (advisory member).

Members absent: Aaron Coe, Jade Crawford, Cory Mahan, and Adrian Roach.

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

Staff absent: None.

Modifications to Agenda

Steve Niblick asked to add two (2) items under New Business: BZA alternate member from plan commission and a special meeting request.

Approval of Minutes

Mike Dollens made a motion to approve the minutes from January 14, 2021 as presented; seconded by Jackie Cardin. Motion carried 7-0.

Public Hearings

a) CTI-DP-070-21 McCreery Concrete development plan.

Steve Niblick summarized the Development Plan Review Committee meeting of February 18, 2021.

Tim Coomler came forward to present the petition for McCreery Concrete. Tim Coomler noted that the owners understand there are some water issues with the property on the north side of the property and the owners are willing to do what they can to mitigate those issues.

Stan Kowaleski motioned to open the public hearing; seconded by Mike Dollens.

No members from the public came forward to speak.

Stan Kowaleski motioned to close the public hearing; seconded by Jackie Cardin.

There being no further discussion, Stan Kowaleski motioned to forward the development plan to the City Council with a recommendation for approval; seconded by Dan Kappesser. Motion carried 7-0 by roll call vote.

Roll Call –

Stan Kowaleski – Yes
Mike Dollens – Yes
Sophie Hufford – Yes

Jackie Cardin – Yes
Lindsey Ogden – Yes

Dan Kappesser – Yes
Michelle Owens – Yes

b) CTI-Z-11-21 City / County rezoning (S-1 to I-2).
Steve Niblick summarized the rezoning process.

Steve Raber came forward to present the petition for rezoning of parcel number 80-11-03-300-004.010-001 from S-1 to I-2.

Jackie Cardin motioned to open the public hearing; seconded by Mike Dollens.

Mayor Thomas Dolezal came forward to speak in favor of the petition.

Mike Dollens motioned to close the public hearing; seconded by Stan Kowaleski.

Jim Purvis stated this was a joint venture between the city and county and was done with the purpose of development. Jim Purvis expressed that the rezoning of this land is the first step in the development process.

Mike Dollens asked for a more precise description of the location of the land in question. Steve Niblick directed the board to the map that was provided and explained that this property extends west of the existing Industrial Drive, and is south of the residential homes along Market Rd.

Thomas Dolezal came forward to show the layout of the 60 acres on a map.

Lindsey Ogden referenced Steve Niblick stating that the property in question abuts the residential homes along Market Road and asked if the homeowners had been notified of the planned development. Steve Niblick responded that the neighbors had been notified by certified mailing, a legal notice ran in the newspaper, and there was a sign placed at the end of Industrial Drive.

Jason Henderson came forward to clarify that the 60 acres in question does not abut the residential homes along Market Road.

Sophie Hufford made a motion for a favorable recommendation to the City Council; seconded by Michelle Owens. Motion carried 7-0 by roll call vote.

Roll Call –

Stan Kowaleski – Yes
Mike Dollens – Yes
Sophie Hufford – Yes

Jackie Cardin – Yes
Lindsey Ogden – Yes

Dan Kappesser – Yes
Michelle Owens – Yes

c) CTI-DP-12-21 Co-Alliance development plan.

Steve Niblick summarized the Development Plan Review Committee meeting of February 18, 2021.

John Stebbins came forward to present the petition, which is an amendment to the approved development plan CTI-DP-09-20.

Mike Dollens motioned to open the public hearing; seconded by Lindsey Ogden.

Mayor Thomas Dolezal came forward to speak in favor of the petition.

Jackie Cardin motioned to close the public hearing; seconded by Mike Dollens.

Stan Kowaleski asked if the stone driveway would meet the requirements for hard surface. Steve Niblick explained that the approval that was received originally would remain with the new development plan. John Stebbins stated that the concern was primarily on the parking area asphalt, and they had agreed to add another inch to the thickness of what was originally proposed so that they could meet the desired standards. Steve Niblick explained that during the development plan review process, Mike Terry and Cory Mahan asked that the approved pavement thickness from the original development plan was kept in the new plan.

Mike Dollens asked how this will fit in with the new development plan. Steve Niblick responded there were no changes to the pavement thickness from the plans that were provided to the Development Plan Review Committee on February 18, 2021.

Stan Kowaleski asked if the stone drive would be staying. John Stebbins confirmed that the existing gravel would remain, but that there would be concrete approaches to the scales and in front of the offices. Jim Purvis stated that the gravel that is out there is existing gravel and the standards that have been established are for new construction only. Jim Purvis also noted that the development plan in question was initially approved before the pavement standards were established.

Stan Kowaleski asked if there were any plans in the future to make the more heavily traveled areas of the lot hard surfaces. John Stebbins stated that this may be something they can look at in the future, but with the modernization of how they load the fertilizer, fewer trucks would be weighed with the new building than they currently weigh. John Stebbins stated that the ammonia traffic goes to a different area, so it has nothing to do with this project. John Stebbins stated that they could pave some areas but could not pave the entire area.

More discussion ensued concerning where the petition could potentially pave and how the petitioner planned to mitigate dust issues that arise from gravel lots.

Mike Dollens motioned to approve the Co-Alliance development plan as presented; seconded by Michelle Owens. Motion carried 7-0 by roll call vote.

Roll Call –

Stan Kowaleski – Yes
Mike Dollens – Yes
Sophie Hufford – Yes

Jackie Cardin – Yes
Lindsey Ogden – Yes

Dan Kappesser – Yes
Michelle Owens –Yes

Staff Reports

Steve Niblick provided the BZA report.
Steve Niblick provided the permit report along with a summary of the 2020 Annual Report.
Judy Coker provided the complaint report.

Old Business

Standing Committee:

There was no standing committee meeting this month. Steve Niblick noted that Stan Kowaleski has submitted his resignation effective March 31, 2021. Steve Niblick thanked Stan for his service to the standing committee and the plan commission.

New Business

a) BZA alternate member from plan commission.

Steve Niblick explained that state statute allows alternate members to the BZA that may be appointed by the appointing body. Steve Niblick asked if there was a citizen member of the plan commission who wished to serve as an alternate for Adrian Roach on the BZA. After discussion, Sophie Hufford made a motion to appoint Jackie Cardin as an alternate to Adrian Roach to the City BZA; seconded by Mike Dollens. Motion carried 7-0.

b) Special meeting request.

Steve Niblick explained that a development plan petition scheduled for April 15, 2021 has asked for a special meeting to expatiate the project. After discussion about proper notice requirements, Jim Purvis suggested Friday March 26, 2021. After further discussion, many of the members could meet on Friday March 26, 2021 at 4:00 pm. Steve Niblick would contact the Mayor’s office to confirm a location and let everyone know.

Public Comment

Vicky Boyd came forward and asked for clarification about whether the rezoning was to an I-1 or I-2. Steve Niblick confirmed that it will be rezoned to an I-2.

Adjournment

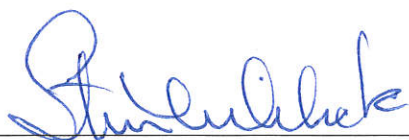
There being no other business, Jackie Cardin made a motion to adjourn the meeting at 7:02 p.m.; seconded by Lindsey Ogden. Motion carried 7-0.



President

3-26-2021

Date



Executive Director

March 26, 2021

Date