



Minutes City of Tipton Planning Commission June 10, 2021

The City of Tipton Plan Commission held its regular meeting on Thursday, June 10, 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 6:05 p.m.

Roll Call

Members present: Jackie Cardin, Mike Dollens, Lindsey Ogden, Michelle Owens, Sophie Hufford, Adrian Roach and Jim Purvis (non-voting member). *One citizen member appointment vacancy.*

Members absent: Aaron Coe, Jade Crawford, Cory Mahan and Dan Kappesser.

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

Jackie Cardin made a motion to approve the minutes from the March 26, 2021 Special Meeting, as presented; seconded by Mike Dollens. Motion carried 6-0.

Public Hearings

a) CTI-DP-16-21 Elevation Excavation LLC development plan.

Zach Spitz came forward to present the development plan for Elevation Excavation LLC.

Steve Niblick summarized the Development Plan Review Committee meeting of March 17, 2021.

Steve Niblick read a letter of support from Tipton County Surveyor, Jason Henderson.

Jim Purvis asked how many employees they have. Zach Spitz stated that they currently have 38 employees but will hit their max of 45-50 employees in the summer months.

Jim Purvis asked why they only have eight parking spaces. Zach Spitz stated that this shop will initially only have two full time mechanics, but they will add administrative offices in the future. Zach Spitz stated that the majority of people who work for them will typically report directly to the job site in the morning.

Jim Purvis asked if this location would have equipment storage. Zach Spitz stated that there would be some equipment storage like mini excavators, skid steers, single-axle dump trucks, but the bigger equipment stays on the jobsite and is just moved from jobsite to jobsite.

Jim Purvis asked if there will be graveled areas, other than what is being shown on the site plan. Zach Spitz stated that there will be a combination of asphalt and stone. Zach Spitz stated that the majority of parking would be a combination of asphalt and concrete, and the stone lot would be used mainly for equipment storage. Jim Purvis stated that the ordinance requires that all parking be asphalt or concrete, not just a majority. Zach Spitz stated that he would make sure that all of the parking area is a concrete or asphalt.

Jim Purvis asked if there was any fencing planned. Zach Spitz stated that there is not.

Jim Purvis asked if the landscaping plan meets the necessary requirements for that area. Steve Niblick responded that it did.

Jim Purvis asked if the petitioner has received the necessary approvals from the drainage boards. Steve Niblick responded that this is not in the flood plain.

Michelle Owens asked how long it would take to finish out the building with offices. Zach Spitz stated that the building itself would be a quick process, but they are looking to be about two or three years out on the offices. Zach Spitz explained that they are currently in a lease at their Carmel location, but would begin the process of building out the offices at this location when that lease nears the end of its term. Zach Spitz stated that this location would be starting out with two full-time mechanics but would have added offices in the future.

Jim Purvis asked how many acres the lot is in total. Zach Spitz stated that the lot is 4.82 acres.

Jim Purvis opened the public hearing.

Mayor Thomas Dolezal came forward to show support for the development.

Mike Dollens made a motion to close the public hearing; seconded by Michelle Owens. Motion carried 6-0.

There being no further discussion, Michelle Owens made a motion to approve the development plan as presented; seconded by Mike Dollens. Motion carried 6-0 by roll call vote.

Roll Call-

Jackie Cardin – Yes

Michelle Owens - Yes

Mike Dollens – Yes

Lindsey Ogden – Yes

Sophie Hufford – Yes

Adrian Roach – Yes

Staff Reports

Steve Niblick noted the June BZA meeting results. Steve Niblick presented the May permit reports. Judy Coker presented the May compliance reports.

Old Business

None.

New Business

It was decided to cancel the July City Plan Commission meeting due to a lack of agenda items. If this would change, staff will notify the members and press.

Public Comment

None.

Adjournment

There being no other business, Jackie Cardin made a motion to adjourn the meeting at 6:28 p.m.; seconded by Sophie Hufford. Motion carried 6-0.

Sophie Hufford
President V.P.

August 12, 2021
Date

Steve Culhane
Executive Director

8-12-2021
Date