



City of Tipton Board of Zoning Appeals Minutes March 9, 2022

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, March 9, 2022. The meeting was called to order by Michelle Owens at 6:00 p.m. The meeting was held at Tipton City Hall, located at 216 S. Main Street, Tipton, Indiana.

Roll Call

Members present: Michelle Owens, Roberta Heinzmann, and Robert Cochrane.

Members absent: 2 *vacancies*.

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

Staff absent: None.

Modifications to Agenda

None.

Election of Officers

- Chairman
Robert Cochran nominated Michelle Owens. There were no other nominations. Michelle Owens elected Chairperson 3-0.
- Vice-Chairman
Roberta Heinzmann nominated Robert Cochrane. There were no other nominations. Robert Cochrane elected Vice-Chairman 3-0.
- Secretary
Michelle Owens nominated Roberta Heinzmann. There were no other nominations. Roberta Heinzmann elected Secretary 3-0.

Approval of Minutes

Robert Cochrane made a motion to approve the minutes of December 8, 2021, with one correction; seconded by Roberta Heinzmann. Motion carried 3-0.

Public Hearings

a) CTI-V-35-21 Tipton Ford Inc. use variance continued from December 8, 2021

Steve Niblick asked the BZA to dismiss the petition due to a lack of progress. Mayor Tom Dolezal came forward and informed the BZA that it was his understanding that Tipton Ford was still looking to proceed with this petition.

After discussion, Robert Cochrane made a motion to continue the petition for 30 days; seconded by Roberta Heinzmann. Motion carried 3-0. Staff will contact the petitioner asking for a status update.

b) CTI-V-02-22 Tipton Community Schools development standard variance
Bob Ross came forward to present the petition.

Roberta Heinzmann asked what the reason is for the green island. Bob Ross explained that the islands are part of the city standards for green space. Bob Ross stated that there will be a larger green space area located at the end, between the tennis courts.

Steve Niblick asked if the plantings between the parking lot and the sidewalk would be replaced once they are removed. Bob Ross stated that the plantings will be replaced, per the provided landscaping plan.

Michelle Owens asked if there is an electrical plan and if there would be lighting for the parking lot. Bob Ross explained that there will be lighting, as required by the city standards, but the electrical plan was not provided.

Roberta Heinzmann asked which drive is being closed. Bob Ross stated that the west drive, closest to S.R. 19 is being closed.

Michelle Owens asked if the plans for the state to takeover of Park Rd. will be an issue for the plans at the school. Bob Ross stated that they have reached out to INDOT to try to get confirmation of the State's plans but were told that there are no plans. However, after speaking with the mayor, they will be realigning the sidewalks from a previous project. Bob Ross stated that everything the school plans to do is in the school's right-of-way.

Roberta Heinzmann asked if there would be more or the same amount of lighting. Bob Ross stated that they would be meeting the city standards, which would probably result in more lighting. Bob Ross explained that they would be using LED lights, which would result in less glare.

Robert Cochrane asked for the ease of snow removal as the base for the request to be clarified. Bob Ross explained that the islands create difficulty with the turning radius of a snowplow so that the blade scrapes against the curb. Bob Ross stated that, if there is enough snow, the islands could be covered up, causing the driver to hit the islands with the blades of the snowplow, which could damage both the curb and the snowplow.

Steve Niblick provided a staff report for the petition.

Roberta Heinzmann asked the mayor if the city standard for islands in a parking lot is for safety or if it is only for aesthetics. Tom Dolezal responded that he believes the standards if for aesthetics and continued on to speak in favor of the petition.

Roberta Heinzmann asked where the islands would be located if they were still going to be required. Bob Ross explained that the islands would be located at the end of the parking lot and then would meet the standard of every 20 or 25 stalls.

Robert Cochrane asked if it would be the same person plowing every time or if it would be different people. Ryan Glaze responded that the lot is plowed by school maintenance.

Michelle Owens asked if there are islands in the elementary school parking lot. Bob Ross stated that there is one large island in the elementary lot. Michelle Owens asked if there are islands in the rear parking lot or the teacher's parking lot. Bob Ross stated that there are not.

Roberta Heinzmann asked if the islands are required as a safety measure. Bob Ross stated that the islands are required for aesthetics and to provide green space.

Michelle Owens asked if, once this project is complete, would there still be a requirement for a city employee to work the crosswalk. Ryan Glaze responded that he believes there will still be a need, but it will depend a lot on what the state does with their project.

Discussion ensued concerning the flow of traffic and the plans for the state project concerning Park Rd.

Ken Summers came forward to speak in opposition of the variance.

With no further public input, Robert Cochrane made a motion to close the public hearing; seconded by Roberta Heinzmann. Motion carried 3-0.

Roberta Heinzmann asked if other areas were looked at for the placement of the tennis courts. Ryan Glaze responded that that they had initially looked at other areas for the tennis courts but felt that the community would prefer the courts to be closer to the park.

Michelle Owens asked if islands were put in, would the islands just be concrete. Bob Ross stated that, due to city standards, they would be a concrete curb filled with mulch or grass.

Robert Cochrane asked there would be any vegetation or sawgrass in the islands, or would it only be mulch or rock. Bob Ross stated that he would have to look at the city requirements but does not believe plantings are required so the islands would only be grass.

Discussion ensued concerning the type of plant material that would be required in the exterior of the lot versus the interior lot, per City of Tipton standards.

Roberta Heinzmann asked if the plans eliminate anything other than grass turf on the north side of the parking lot to S.R. 19. Bob Ross stated that, regardless of whether the petition is approved or denied, there will not be additional trees planted, only additional grass areas. Bob Ross explained, per the provided plan, where the trees would be located and where the grass areas would be located.

Discussion ensued amongst the board members concerning the petition.

Michelle Owens asked how many accidents have been in the parking lot this year. Ryan Glaze stated that they typically have two or three accidents per year. Michelle Owens asked if those accidents were at the end of the aisle or while pulling in to park a vehicle. Ryan Glaze stated that the accidents are typically while moving, such as rear-ending another vehicle.

With no further discussion, Robert Cochrane made a motion to approve the petition as presented; seconded by Michelle Owens. Motion carried 3-0.

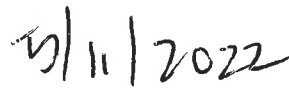
Old Business

None.

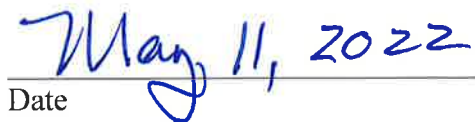
Adjournment

There being no other business, Robert Cochrane made a motion to adjourn at 7:55 p.m.; seconded by Roberta Heinzmann. Motion carried 3-0.


Chair


Date


Executive Director


Date