



Minutes

June 2, 2022

Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, June 2, 2022, in the 1st floor meeting room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

President Jason Henderson called the meeting to order at 6:00 p.m.

Roll Call

Members in attendance: Tracey Powell, Jason Henderson, Jim Purvis, Doug Heron, Carroll CoHee, Gary David, Jovon Rayl, and Michelle Owens (non-voting city liaison).

Members absent: Jeremy Bennett and Matt Tebbe.

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

Staff absent: none.

Modifications to agenda

None.

Minutes

Jim Purvis made a motion to approve the minutes of May 5, 2022, as presented; seconded by Carroll CoHee. Motion carried 7-0.

Public Hearings

None.

Reports

a) Staff Reports

Steve Niblick presented the permit report for May. Judy Coker presented the complaint report for May.

Jason Henderson provided an update on the status of the Area Plan Commission formation.

Michelle Owens joined the meeting.

Old Business

a) Solar Moratorium and Regulations Discussion

Jim Purvis brought up several points of discussion, such as 523.03, C. Visibility # 2 Aesthetic restriction, and asked if there should be any restrictions on roof-mounted systems being visible from the right-of-way.

Jim Purvis pointed out that in paragraph 3, under Reflectors, the word “reactor” is misspelled.

Jim Purvis questioned why, on paragraph D, Lot Coverage, there would be no lot coverage requirements or restrictions. Discussion ensued concerning why there would be no lot coverage requirement and what the lot coverage requirements should be.

Jim Purvis asked for clarification on 523.04, Site Design, # 3. Discussion ensued concerning what the setbacks should be.

Jim Purvis stated that in paragraph two of letter D of the same section, Ground cover and buffer areas, the word “feasible” should be replaced with “mandatory.”

Jim Purvis noted that in paragraph E, the word “with” is spelled incorrectly and asked that it be clarified who makes the determination about exemptions for burying power lines. Steve Niblick pointed out that the Development Plan Review Committee could also consider these types of exemptions without having to bring the requested exemption before the full board.

Jim Purvis questioned paragraph 5, Agricultural Protection and asked that it be clarified to explain what it means and how people find it.

Jim Purvis directed the board’s attention to the last sentence of the opening paragraph of section 523.07 and asked where Tipton County’s plan to reduce greenhouse gas emissions is located. Jim Purvis stated that if we put things in an ordinance that people need to follow, we should be able to show them where the standards are located and how to comply.

Carroll CoHee stated that there should be some language that indicates where the large-scale installations should and should not be located.

Carroll CoHee stated that the removal of all structures and foundations to a depth of 48” after decommissioning may need to be looked at if the ground is to be taken back to farmland.

Carroll CoHee stated that he felt the section on Bonding was too vague.

Discussion ensued concerning the language of the ordinance, as well as the use table and whether large-scale solar installation would be a permitted use in certain zoning districts.

New Business

a) SR 28 Overlay District Discussion

Jason Henderson pointed out that there could be some new development coming to the Division Road/U.S. 31 area, especially if the state were to place an interchange at that location. Jason Henderson stated that he did not believe the current overlay district boundary of 1,000 feet is substantial enough to encompass that area.

Jason Henderson suggested that it would be easier to use physical boundaries, such as extending the area down to C.R. 300 S., then extending over to C.R. 800 W., and all the way east to the jurisdictional fringe border.

Jim Purvis agreed that the boundary 1,000 feet north of S.R. 28 is not substantial enough and proposed that the north boundary go all the way to C.R. 300 N.

Discussion ensued concerning where the boundaries of the overlay district should be located.

Jason Henderson asked if there are any uses that should be added to the prohibited use table for the overlay district and pointed out that they should work on a definition that covers commercial energy.

Michelle Owens pointed asked if the prohibition on kennels included doggy daycare centers. Michelle Owens pointed out that this area would be a prime location for one of these upscale pet-focused businesses. David Smith advised that the definition of "kennel" might need to be revised. Michelle Owens pointed out that dog training schools should also be looked at as a permitted use.

Michelle Owens suggested looking at allowing tattoo/body piercing parlor. Jason Henderson pointed out that these types of shops are more artistic now and are heavily regulated by the state. Jason Henderson stated that he believes these shops should be permitted.

Jason Henderson stated that he has been approached by a member of the community who helped draft the sexually oriented businesses section of the ordinance. Jason Henderson stated that, while alcohol is restricted around churches and schools, sexually oriented businesses are not. Jason Henderson advises that this is something the Plan Commission should take a closer look at.

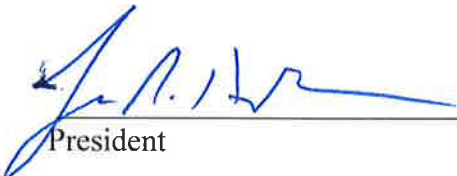
David Smith suggested changing the name of the U.S. 31/S.R. 28 overlay district.

Public Comments

None.

Adjournment


There being no further business, Jovon Rayl made a motion to adjourn the meeting at 7:00 pm; seconded by Carroll CoHee. Motion carried 7-0.



President

7-7-22

Date



Executive Director

July 7, 2022

Date

