



# Minutes

## July 7, 2022

### Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, July 7, 2022, in the 1<sup>st</sup> 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, Jeremy Bennett, Matt Tebbe and Michelle Owens (non-voting city liaison).

Members absent: Gary David and Jovon Rayl.

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

Staff absent: none.

#### **Modifications to agenda**

None.

#### **Minutes**

Carroll CoHee made a motion to approve the minutes of June 2, 2022, as presented; seconded by Jim Purvis. Motion carried 7-0.

#### **Public Hearings**

None.

#### **Reports**

##### a) Staff Reports

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

#### **Old Business**

##### a) Solar Moratorium and Regulations Discussion

Jason Henderson opened the discussion concerning commercial solar regulation and the use table.

Steve Niblick gave a brief overview of the draft solar ordinance that was presented to the board.

Jim Purvis recommended changing the prohibition of large-scale commercial solar installations in all zoning districts other than AG from not permitted to special exception, specifically in the B-1, B-4, AB, I-1 and I-2 zoning districts.

David Smith asked why this use would be permitted in the AG district and not permitted by special exception, considering the impact that a large-scale system could have. Jason Henderson stated that he felt that large-scale commercial solar is less impactful than large-scale WECS.

Discussion ensued concerning whether large-scale should be a permitted use or permitted by special exception.

Doug Heron asked if someone would need a special exception if they wanted to put roof mounted solar panels on their building in the business zoning district. Steve Niblick explained that those are considered off-grid systems and would be permitted in all zoning districts.

Discussion ensued concerning the definitions involved in solar installations, both on-grid and off-grid.

Jeremy Bennett asked if the definitions in the draft ordinance meet the new laws that were just put in place by the state legislature. Steve Niblick stated that he has not looked at the new laws but stated that he would look into it. Steve Niblick stated he would prefer that this ordinance complied with any new laws so as to not have to be change at a later date.

The standing committee set a date of Monday, July 11, 2022, at 11:00 a.m. for the next meeting.

Jeremy Bennett asked how the development standards of the draft ordinance compare to those of the surrounding counties.

Steve Niblick explained that he did have that information but has misplaced it. Steve Niblick explained that even some of the larger solar installations, such as the Tipton and Tri-Central schools, are off-grid systems.

#### b) SR 28 Overlay District Discussion

Discussion ensued concerning the US 31/SR 28 overlay district and where the district boundaries should be.

Discussion ensued concerning what should be added to the list of permitted uses in the overlay district.

Tracey Powell suggested requiring a special exception for commercial garages and sewage treatment plans.

Jason Henderson stated that there needs to be an updated definition added for a heliport and commercial garage.

Discussion ensued concerning the IMPA solar installation and whether it would be able to be expanded if the overlay district is enlarged to the border of the city fringe area. Jason Henderson noted that, while expansion into the overlay district may be prohibited, there would always be the option to petition the BZA.

**New Business**

Jason Henderson explained that the Board of Zoning Appeals is facing possible litigation that would require outside professional services. Jason Henderson advised that the Plan Commission should vote to allow Steve Niblick to ask the County Council for an additional appropriation of \$25,000 for outside council.

Tracey Powell motioned to request an additional appropriation of \$25,000 from the County Council; seconded by Carroll CoHee. Motion carried 7-0.

Jim Purvis asked for an update on where the county Plan Commission is on creating a fee for an electrical permit. Steve Niblick explained that the city has created a fee of \$75, but the county has not. Tracey Powell noted that the county fee schedule should be adjusted for solar installations fees, as well.

Discussion ensued about possible hiring a consultant or creating a committee to look over the ordinance and definitions for possible changes that should be made.

**Public Comments**

None.

**Adjournment**

There being no further business, Matt Tebbe made a motion to adjourn the meeting at 7:07 pm; seconded by Jeremy Bennett. Motion carried 7-0.

  
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President

8-4-22  
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Date

  
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Executive Director

Aug 4, 2022  
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Date

