



Minutes

June 8, 2023

Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, June 8, 2023, 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: Jason Henderson, Jim Purvis, Doug Heron, Jeremy Bennett, Jovon Rayl, Tracey Powell, Chase Meyncke and Gary David.

Members absent: Carroll CoHee and Michelle Owens (City Liaison).

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 4, 2023, as presented; seconded by Jeremy Bennett. Motion carried 8-0.

Public Hearings

a) CO-PUD 11-23 Tipton Land Development PUD

Matt Skelton came forward to present the petition to amend the current Planned Unit Development to add an additional 128 acres.

Jason Henderson clarified that this is merely a footprint expansion of the current PUD and that the uses and development standards in the current PUD will remain the same.

Jane Harper came forward to speak in opposition of the PUD amendment, citing concerns about the use of prime agricultural land.

Mark McQuinn came forward to speak in opposition of the petition, citing concerns of low paying jobs, trash, and the type of riffraff the development would attract to the county.

Melissa Pickering came forward to ask if Tipton has come together to decide how they want the county to grow.

Scott Pearson came forward to speak in opposition of the petition, citing that this is a farming community, and nothing is broken so it doesn't need to be fixed. Scott Pearson stated that the development at U.S. 31 and State Road might bring in the wrong type of people.

Terrence Connally came forward to speak in opposition of the petition, citing concerns of losing the rural nature of the community and the lack of a master plan.

JoAnne McQuinn came forward to ask what is going on with the Chrysler plant across the road.

With no further comments, Jim Purvis made a motion to close the public hearing; seconded by Gary David. Motion carried 8-0

Matt Skelton came forward to provide answers to some of the questions raised by the public and to provide a rebuttal to the statement that there has been no traffic study. Matt Skelton stated that the county does have a comprehensive plan and noted that there is nothing about this PUD that would prohibit any type of Agribusiness.

Jeremy Bennett asked who would be paying for the development and the roundabout. Jeremy Bennett also expressed concerns that this expansion is not in line with the comprehensive plan and that the map provided looks different from the original. Matt Skelton explained that the maps that have been provided are concept plans and are not exact details of what the development will look like.

Jovon Rayl asked if they would put in all the roads and ponds all at once or if they would do it over time. Matt Skelton stated that he believes everything on the north side of the creek will be developed while they are waiting for the engineering to be completed for the bridge to the south side.

Discussion ensued amongst the board members concerning the petition.

With no further discussion, Jim Purvis made a motion to submit a favorable recommendation to the Tipton County Board of Commissioners; seconded by Doug Herron. Motion carried 5-3 by a roll call vote.

Roll Call-

Chase Meyncke – No

Jeremy Bennett – No

Tracey Powell – Yes

Jim Purvis – Yes

Doug Heron – Yes

Jovon Rayl – Yes

Jason Henderson – Yes

Gary David – No

b) CO-PC-1523 Bike and Pedestrian Comprehensive Plan Amendment

Jason Griffin came forward to present the amendment to the comprehensive plan that would add a bike and pedestrian plan.

Jason Henderson clarified that these are not construction plans and that there would be other steps that would need to be taken before construction could occur.

Steve Niblick read the language of the amendment out loud.

George Tebbe came forward to speak in opposition of the petition, stating that he is not against trails but does not think they should be placed along open ditches.

Grant Dunn came forward to speak in opposition of the petition, citing concerns about crime and riffraff.

Jane Harper came forward to express concerns that no one would want to sell and express disbelief that this plan would include trails going through farm ground.

Michael Terry came forward to express support for the petition and to provide further explanation of the bike and pedestrian plan.

Beth Mitchell came forward to speak in opposition of the plan, citing concerns of crime.

Terrence Connolly came forward to ask what the cost is and what the county's goals are.

Eric Salsbery came forward to stat that he believes this plan is too extensive and should be scaled back. Eric Salsbery also questioned how the trails will be maintained.

Mark McKinney came forward to speak in opposition of the petition, citing concerns of bicycle and pedestrian safety.

Kim Warner came forward to speak in favor of the petition.

Dustin Shuck came forward to speak in opposition of the petition, stated that he does not want a trail in his backyard and expressed concerns of loss of privacy.

Kelly Shuck came forward to express opposition to the petition, citing safety concern, cost concerns, and loss of privacy. Kelly Shuck stated that she does not believe there has been enough public input on this plan.

Scott Pierce came forward to express opposition to the petition, citing concerns of safety.

Travis Bradford came forward to express safety concerns about people getting hurt and emergency personnel not being able to get to them. Travis Bradford recommended mile markers on the trails.

Steve Raber came forward to explain that this is only and addition to the comprehensive plan and is a long-term plan. Steve Raber stated that this is a concept plan based on what was wanted by the people who attended the trails meetings.

Melissa Pickering came forward to express concerns about safety and planned growth.

With no further comments, Chase Meyncke motioned to close the public hearing; seconded by Jovon Rayl. Motion carried 8-0

Jason Griffin came forward to state that the bike and pedestrian plan may found on the Tipton County Foundation website, in its entirety. Jason Griffin stated that the cost is located in the appendices.

Jason Griffin provided answers to the questions that were presented during the public hearing.

Jason Henderson shared knowledge concerning the grant process and grant compliance.

Discussion ensued concerning the grant process and the merits of trails in a community.

Steve Niblick read two sections concerning the bike and pedestrian plan in the comprehensive plan.

With no further discussion, Jim Purvis motioned to give a favorable recommendation to the Tipton County Board of Commissioners; seconded by Jovon Rayl. Motion failed 4-4 by a roll call vote.

Roll Call-

Chase Meyncke – No

Jeremy Bennett – No

Tracey Powell – Yes

Jim Purvis – Yes

Doug Heron – Yes

Jovon Rayl – Yes

Jason Henderson – No

Gary David – No

Jason Henderson made a motion to submit no recommendation to the Tipton County Board of Commissioners; seconded by Jeremy Bennett. Motion failed 4-4 by a roll call vote.

Roll Call-

Chase Meyncke – Yes

Jeremy Bennett – No

Tracey Powell – No

Jim Purvis – No

Doug Heron – No

Jovon Rayl – Yes

Jason Henderson – Yes

Gary David – Yes

Doug Heron made a motion to table the petition until the next meeting; seconded by Jim Purvis. Motion carried 8-0.

Reports

a) Staff Reports

Jim Purvis made a motion to continue the staff reports until the July meeting; seconded by Chase Meyncke. Motion carried 8-0.

Old Business

a) CO-ZA-10-23 Mineral Extraction Amendment.

Steve Niblick summarized the mineral extraction sub committee minutes and asked that the ordinance be tabled until the next meeting so that the discussed changes could be made.

This proposal will continue to be worked on by the committee and presented next month.

b) Fee Schedule

Discussion ensued concerning the proposed changes to the fee schedule.

After a brief discussion, Jim Purvis motioned to have Abbie Smith review the fee schedule in other counties and make a recommendation; seconded by Doug Heron. Motion carried 8-0

New Business

Steve Niblick announced that Karl Marsh has been hired as the new building inspector and will start on Monday June 12, 2023.

Public Comments

Jane Harper came forward to clarify that Matt Skelton has been in touch with an INDOT engineer concerning a traffic study. Jane Harper stated that it might be helpful in the future if site plans, and development plans were made available to the public before the hearings. Jane Harper showed appreciation that the fee schedule is being reviewed.

Joe Czarnechi came forward to share some thoughts on the quarry ordinance.

Terrence Connally came forward to express that the county should have a master plan and to state that he finds it difficult to find information on the county website.

Adjournment


There being no further business, Jovon Rayl made a motion to adjourn the meeting at 9:01 pm; seconded by Chase Meyncke. Motion carried 8-0.



President

7-6-23

Date



Executive Director

July 6, 2023

Date

