



City of Tipton

Board of Zoning Appeals

Minutes

April 10, 2024

The City of Tipton Board of Zoning Appeals held its regularly scheduled meeting on Wednesday, April 10, 2024. The meeting was called to order by Michael Bollman 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: Roberta Heinzmann, Michael Bollman and Jeff Letzinger.

Members absent: Michelle Owens. *One vacancy.*

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

Staff absent: None.

Modifications to Agenda

There were two (2) modifications.

a) Since Jeff Letzinger is new to the BZA, Michael Bollman tabled both the January minutes and the old business findings of fact until May.

b) Since Robert Cochrane III is no longer on the BZA, Michael Bollman added the re-election of the board secretary.

Election of Officers

Secretary

Michael Bollman nominated Roberta Heinzman for board secretary; seconded by Jeff Letzinger. There were no other nominations. Roberta Heinzman was elected Secretary 3-0.

Approval of Minutes

a) January 10, 2023, Meeting Minutes.

Tabled until May.

Public Hearings

a) CTI-V-03-24 DMT Capital LLC development standard variance.

Tabled until May by petitioner.

b) CTI-V-04-24 Louthen development standard variances.

Steve Niblick provided the staff report for this petition.

William Louthen came forward to present the petition.

David Bricknell came forward to speak in opposition of the petition, citing concerns that the petition does not meet the criteria for approval. David Bricknell also cited a plethora of other concerns.

Sarah Rush came forward to speak in opposition of the petition, citing concerns of current ground contamination.

Tim Richards came forward to speak in favor of the petition.

William Louthen came forward to provide a rebuttal to comments made by the public.

Discussion ensued amongst the board members.

Michael Bollman asked how long the storage container would be. William Louthen stated that the unit would be between 18 and 30 feet long.

Jeff Letzinger asked how deep the property is. William Louthen stated that the property is 101 feet deep.

Roberta Heinzmann asked how many employees would be able to park on the lot with the storage container there. William Louthen stated that three cars should be able to park there.

Michael Bollman closed the public hearing.

Discussion ensued amongst the board members.

With no further discussion, Roberta Heinzmann motioned to table the petition until the next meeting and asked that the petitioner provide a letter from the Health Department stating whether the property is usable; seconded by Michael Bollman. Motion carried 3-0.

Old Business

a) CTI-V-36-23 DMT Capital LLC findings of fact.

Tabled until May.

New Business

None.

Adjournment

There being no other business, Roberta Heinzman made a motion to adjourn at 7:00 p.m.; seconded by Jeff Leininger. Motion carried 3-0.


Chair

5-8-24
Date


Executive Director

MAY 8, 2024
Date

