



Minutes City of Tipton Planning Commission August 15, 2019

The City of Tipton Plan Commission held its regularly scheduled meeting on Thursday, August 15, 2019, at 6:00 p.m., at 216 South Main Street, Tipton City Hall, Tipton, Indiana.

The meeting was called to order by President Tom Dolezal at 6:00 p.m.

Roll Call

Members present: Tom Dolezal, Mike Dollens, Brett Curnutt, Jackie Cardin, Stan Kowaleski, Lindsey Ogden, Jake Crawford, Aaron Coe, Wyatt Johnson and Linda Winkleman.

Members absent: Jim Purvis (non-voting member) The membership currently has one vacancy; one citizen member from the Mayor.

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

Staff absent: none.

Modifications to Agenda

Bret Curnutt asked to add residential tax abatement as b) under old business.

Approval of Minutes

a) July 11, 2019 Regular Meeting Minutes

Brett Curnutt made a motion to approve the minutes of July 11, 2019 as presented; seconded by Jackie Cardin. Motion carried 10-0.

Public Hearings

There were no public hearings.

Staff Reports

a) City BZA report – Steve Niblick reported that the City BZA approved the Findings of Fact for the Malcolm Raman Petition.

b) Enforcement and Permit Report –

Steve Niblick summarized the enforcement and permit reports. The Commission had discussion on enforcement, specifically questioning the procedure for advancing cases to the hearing board. Tom Dolezal questioned whether recommendations from the Plan Commission were required to the Board of Works in order to have a case set for a hearing? Discussion on the topic took place, but it was determined that, while each case is different, when the time came for a specific case to go before the Board of Works, the Plan Commission would make that recommendation.

c) Malcolm Raman –

Tom Dolezal took some time to reflect on his experience with the Malcolm Raman Petition. Mr. Dolezal expressed his opinion that the petition was unnecessary because there was not a Major Home Occupation being ran out of the home, and, therefore, the BZA should refund Mr. Raman's filing fee of \$250.00.

David Smith responded that he disagreed with Tom Dolezal, stating that it would be impossible to get the opinion of the BZA without filing a petition.

Old Business

a) Committee Reports

- **Standing Committee** – Stan Kowaleski summarized the meeting from Monday, August 12, 2019. It was also noted that the next Standing Committee meeting would be held on Monday, September 09, 2019.

Discussion took place concerning the proper procedure for the election of officers, as well as the required number of votes required for official action.

b) Residential Tax Abatement – Brett Curnutt reported that there is nothing pending in the city attorney's office regarding a plan for a residential tax abatement program. Steve Niblick suggested that the attorneys, along with Brett Curnutt should get together before the next meeting so that they could put together a plan that could be presented to the board at the next meeting.

New Business

a) Development Plan amendment discussion – Steve Niblick discussed the presented draft of an amendment to the city zoning code that would allow an alternative procedure to amend or change approved development plans.

It was indicated that the next step would be for the City Plan Commission to approve Steve Niblick to advertise a public hearing for the purposes of approving the amendment to the Development Plan approval procedures.

After discussion, Stan Kowaleski made a motion to hold a public hearing on the proposal at the next plan commission meeting; seconded by Mike Dollens. Motion carried 10-0.

b) Declaratory Resolution – Economic Development Area

Kegan Schmicker came forward to present the project and request.

Kegan Schmicker detailed the plan to create a Downtown Economic Development Plan that would utilize the city's access to Big Cicero Creek as a "riverfront" in order to spur new business growth.

Discussion took place concerning the displacement of any residents, as well as whether this plan would result in any rezoning of the area in question. Kegan Schmicker indicated that no rezoning would take place, and that any businesses would need to seek approval from the City Board of Zoning Appeals before establishment.

Mike Dollens questioned whether there was any real downside to this plan. Kegan Schmicker stated that if they did not receive approval for the plan, the only resource that would be wasted is work time.

Further discussion took place concerning the process of instituting the plan once approval had been received, as well as where the money would come from to fund this action. Keegan Schmicker indicated that the money to fund the Downtown Economic Development Plan would come from the EDIT fund.

With no further discussion, Mike Dollens made a motion to approve City Plan Commission Resolution 2019-01 as presented; seconded by Linda Winkleman. Motion carried 10-0.

Public Comment

The Plan Commission did not take any public comments.

Adjournment

There being no other business, Brett Curnutt made the motion to adjourn the meeting at 7:05 p.m.; seconded by Mike Dollens. Motion carried 10-0.




President



Date



Executive Director



Date