



# **Minutes City of Tipton Planning Commission November 14, 2019**

The City of Tipton Plan Commission held a meeting on Thursday, November 14, 2019, at 6:00 p.m., at 216 South Main Street, Tipton City Hall, Tipton, Indiana.

The meeting was called to order by Vice-President Stan Kowaleski at 6:00 p.m.

## **Roll Call**

Members present: Stan Kowaleski, Jackie Cardin, Lindsey Ogden, Mike Dollens, Aaron Coe, Linda Winkleman, Jade Crawford and Jim Purvis (non-voting member).

Members absent: Tom Dolezal, Brett Curnutt and Wyatt Johnson. The membership currently has one vacancy; one citizen member appointed by the Mayor.

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

Staff absent: none.

## **Modifications to Agenda**

None.

## **Approval of Minutes**

a) October 17, 2019 Special Meeting Minutes. Mike Dollens made a motion to approve the minutes of October 17, 2019 as presented; seconded by Linda Winkleman. Motion carried 7-0.

## **Public Hearings**

a) CTI-SCO-20-19 Subdivision Control Ordinance text amendment - Drainage

Jason Henderson provided an overview of the proposed changes that would be made to the Subdivision Control Ordinance. Jim Purvis questioned if the proposed changes follow what is being done in the county. Jason Henderson advised that these changes closely mimic what is being done in the county.

With no further discussion, Jackie Cardin made a motion to submit a favorable recommendation to the City Council; seconded by Mike Dollens. Motion carried 7-0

b) CTI-ZO-21-19 Zoning Ordinance text amendment - Drainage

Jason Henderson provided an overview of the proposed changes to the city of Tipton Zoning Ordinance. Mike Dollens questioned whether anyone who would be impacted by the changes in drainage standards has offered any objection. Jason Henderson advised that no objections have been voiced, and that these standards only serve to benefit the city.

With no further discussion, Mike Dollens made a motion to submit a favorable recommendation to the City Council; seconded by Linda Winkleman. Motion carried 7-0.

## **Staff Reports**

a) City BZA report – Steve Niblick reported that the City BZA held their November meeting, and noted that there is no petition filed for the December meeting.

b) Enforcement and Permit Report –

Steve Niblick summarized the October permit reports. Judy Coker summarized the October code enforcement reports

## **Old Business**

a) Committee Reports

Standing Committee – Stan Kowaleski presented one (1) change to the City Plan Commission By-Laws and Rules of Procedure as follows:

1.ABSTENTIONS. Stan Kowaleski provided an overview of the proposed changes to language in the Plan Commission By-laws that would prohibit any member of the board from abstaining on a vote, for any reason. Mike Dollens spoke in favor of the proposed changes, but questioned whether any enforceable action could be taken against board members who did choose to abstain. Stan Kowaleski clarified that the proposed language change would result in an abstention being recorded as a non-vote, instead of a vote with the majority. David Smith noted that whether or not a member abstains from casting their vote, a majority vote is still the threshold requirement (affirmative or negative on the question) for any action to be officially taken. David Smith clarified that, if the proposed language change is enacted, an abstention would not count toward either the approval or defeat of an action being voted upon. An abstention could indirectly affect the outcome (or lack of outcome) of a vote, but only in the instance where no majority vote is obtained, therefore no action is taken.

After discussion, Stan Kowaleski moved to adopt the language as presented; seconded by Mike Dollens. Motion Carried 7-0

## **New Business**

a) 2020 Plan Commission and BZA meeting schedule

Steve Niblick presented the proposed 2020 Plan Commission and BZA meeting schedule noting three dates that conflicted with holidays.

After discussion Mike Dollens made a motion to approve the proposed 2020 meeting schedule, as presented; seconded by Jade Crawford. Motion carried 7-0.

b) Parking lot asphalt standards

Jim Purvis provided information to the board concerning asphalt standards for parking lots.

## **Public Comment**

a) Vicky Boyd asked if the new paving requirements would apply to the new trail project. Stan Kowaleski and Jim Purvis each expressed their personal opinions that any new paving requirements would be applicable only to parking lots.

b) Jackie Cardin informed every one of the upcoming Downtown Revitalization meeting.


c) Jim Purvis informed every one of the upcoming Trails Committee meeting.

### Adjournment

There being no other business, Linda Winkleman made the motion to adjourn the meeting at 6:51 p.m.; seconded by Mike Dollens. Motion carried 7-0.

  
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President

1-16-20  
Date

  
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Executive Director

1-16-20  
Date