



Minutes City of Tipton Planning Commission March 12, 2020

The City of Tipton Plan Commission held a meeting on Thursday, March 12, 2020, at 6:00 p.m., at 216 South Main Street, Tipton City Hall, Tipton, Indiana.

The meeting was called to order by President Jim Purvis at 6:00 p.m.

Roll Call

Members present: Stan Kowaleski, Mike Dollens, Cory Mahan, Linda Winkleman, Jade Crawford, Lindsey Ogden, Sophie Hufford, Aaron Coe, Michelle Owens and Jim Purvis (non-voting member).

Members absent: Jackie Cardin. 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

a) Steve Niblick asked to discuss the Plan Commission's member appointment to the BZA under new business.

Approval of Minutes

Linda Winkleman made a motion to approve the minutes from February 13, 2020 as presented; seconded by Mike Dollens. Motion carried 9-0.

Public Hearings

a) CYI-ZO-04-20 Zoning Code Amendment – Improvement Location Permits

Steve Niblick presented the proposed changes to the zoning code. Discussion ensued between the board members and staff concerning the language changes.

With no further discussion, Stan Kowaleski motioned to submit a favorable recommendation to the City Council; seconded by Mike Dollens. Motion carried 9-0 by roll call vote.

Roll Call Vote:

Jade Crawford – Yes

Sophie Hufford – Yes

Cory Mahan – Yes

Michelle Owens – Yes

Mike Dollens – Yes

Lindsey Ogden – Yes

Linda Winkleman – Yes

Stan Kowaleski – Yes

Aaron Coe - Yes

Staff Reports

a) City BZA Report

Steve Niblick provide a report from the March 11, 2020 City Board of Zoning Appeals meeting.

b) Enforcement and Permit Report

Judy Coker provided the February code enforcement report. Steve Niblick provided the February permit report.

c) Pam Gish

Steve Niblick advised the board that Pam Gish has tendered her resignation so the Plan Commission is looking for another part-time employee

Old Business

Committee Reports

Standing Committee – Stan Kowaleski reported the board that the Standing Committee has continued to work on establishing municipal construction standards in the city. Cory Mahan explained to the board what municipal construction standards are, and provided instances where these minimum construction standards would be useful.

Lindsey Ogden asked what the timeline for developing these standards would be. Cory Mahan responded that there should be a rough draft ready within a month.

Stan Kowaleski advised the board that the Standing Committee has also been considering mobile homes that are located in the city jurisdiction, but are located outside mobile home parks; specifically, whether the city should take steps to remove them.

Steve Niblick asked that the board share any opinions they might have about mobile homes in the city that are located outside mobile home parks. Discussion ensued concerning the options that the city might have, as well as whether any home owners would be displaced because of any action by the board.

New Business

Steve Niblick reported that since Linda Winkleman is stepping off the Plan Commission, she will also be off of the BZA. This will leave a vacant spot that will need to be fill by an appointment of a Plan Commission member that lives in the city fringe jurisdiction.

Stan Kowaleski nominated Aaron Coe to fill this vacancy; seconded by Mike Dollens. Aaron Coe stated that he would like to have an opportunity to discuss this appointment with Adrian Roach. After some discussion among the board members, Mike Dollens withdrew his second and Stan Kowaleski withdrew the motion to appoint Aaron Coe to the BZA.

Public Comment

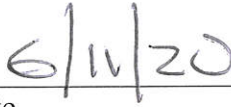
Vicky Boyd asked what the reasoning is behind banning mobile homes in the city zoning district. Mike Dollens responded that it is too early in the discussion process to provide an answer to that question.

Adjournment

There being no other business, Mike Dollens made the motion to adjourn the meeting at 6:49 p.m.; seconded by Linda Winkleman. Motion carried 9-0.



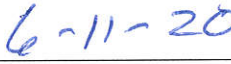
President



Date



Executive Director



Date