



# **Minutes City of Tipton Planning Commission July 09, 2020**

The City of Tipton Plan Commission held its regularly scheduled meeting on Thursday, July 9, 2020, at 6:00 p.m. The meeting was held at Tipton City Hall, in the City Council meeting room, located at 216 South Main Street, 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, Sophie Hufford, Aaron Coe, Jackie Cardin, Michelle Owens, Adrian Roach, Lindsey Ogden, Cory Mahan, and Jim Purvis (non-voting member).

Members absent: Jade Crawford and Dan Kappesser.

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

Staff absent: None.

## **Modifications to Agenda**

None.

## **Approval of Minutes**

Jackie Cardin made a motion to approve the minutes from June 11, 2020 as presented; seconded by Lindsey Ogden. Motion carried 9-0.

## **Public Hearings**

a) CTI-S-17-20 Winding Creek Minor Subdivision

Steve Niblick provided the staff report for the subdivision.

Elaine Phelps came forward to present the petition.

Stan Kowaleski asked if the dimensions of lot two could change once the property owners located the drainage tile. Elaine Phelps responded that the dimensions will not change, but the easements might.

Jim Purvis asked if the access to lot two is moved off 25 East, would they still have room for the septic drainage field. Elaine Phelps responded that the septic drainage field can be in the minimum building line, but it cannot be in the regulated drainage easement without a variance from the Tipton County Drainage Board. Elaine Phelps stated that if the Drainage Board did not approve a variance, the property owners could also use another type of septic system.

Jim Purvis asked what the motivation was for making both lots come off 25 East versus 300 South. Steve Niblick responded that 300 South is considered an arterial road, so the recommendation is to have the property come off a lesser traveled 25 East. Jim Purvis asked if we had anything in the ordinance that prohibit people from having a drive off a collector road. Steve responded that we do not, but this is a recommendation from the Plat Review Committee. David Smith stated that there is a preference in the thoroughfare plan for accesses to come off a lesser traveled road.

Mike Dollens asked if the committee that gave the recommendation to come off 25 East was unanimous. Steve Niblick responded that it was unanimous from both the city and the county.

Steve Niblick noted to the board that this petition did receive approval from the Board of Zoning Appeals for a special exception because this is in the A-1 zoning district.

With no further discussion, Stan Kowaleski made a motion to approve the; seconded by Mike Dollens. Motion carried 9-0 by a roll call vote.

Roll Call –

Jackie Cardin – Yes

Mike Dollens – Yes

Stan Kowaleski – Yes

Adrian Roach – Yes

Aaron Coe – Yes

Sophie Hufford – Yes

Michelle Owens – Yes

Cory Mahan – Yes

Lindsey Ogden - Yes

### **New Business**

None.

### **Staff Reports**

Steve Niblick provided a City Board of Zoning Appeals report.

Steve Niblick provided a permit report for the month of June.

Judy Coker provided a code enforcement report for the month of June


Discussion ensued concerning adding stone or hard surface parking-lot requirements to the zoning ordinance.

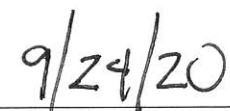
### **Public Comment**

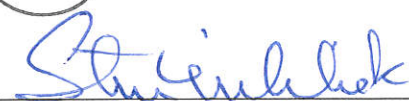
None.


### **Adjournment**

There being no other business, Michelle Owens made the motion to adjourn the meeting at 6:33 p.m.; seconded by Lindsey Ogden. Motion carried 9-0.

  
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President

  
\_\_\_\_\_  
Date

  
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Executive Director

  
\_\_\_\_\_  
Date