

ORDINANCE NO. 2019-13

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF TIPTON, INDIANA AMENDING THE CITY OF TIPTON ZONING ORDINANCE 2010-03, AS AMENDED

WHEREAS, IC 36-7-4-602 provides that a Zoning Ordinance may be amended; and

WHEREAS, the Plan Commission did initiate a process to consider amendments to the Zoning Ordinance as it pertains to approved development plans, and

WHEREAS, the Plan Commission did in considering the proposal pay reasonable regard to the comprehensive plan, current conditions and character of structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction and responsible development and growth, and

WHEREAS, the Plan Commission did hold a public hearing on the matter on September 12, 2019, and

WHEREAS, the Plan Commission did certify to the Board of Commissioners on September 16, 2019 the attached amendments with a favorable recommendation,

NOW THEREFORE, BE IT ORDAINED by the Common Council of the City of Tipton, Indiana that:

SECTION 1. The City of Tipton Zoning Ordinance 2010-03 adopted February 8, 2010 is amended as follows:

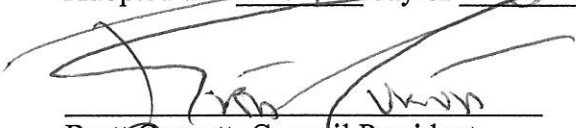
Attachment A of this Ordinance makes deletions and additions to the text of the Tipton County Zoning Ordinance. Parts to be deleted are struck through while parts to be added are in 'red'.

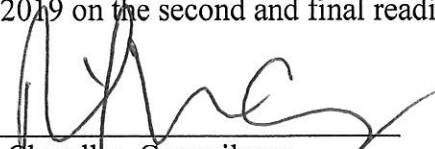
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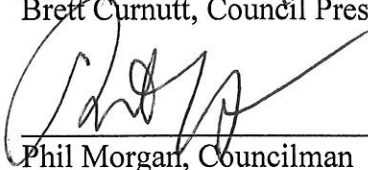
This Ordinance shall be in full force and effective upon passage by the Common Council of the City of Tipton and its publications as provided by law.


Passed on the 23 day of SEPTEMBER, 2019 on the first reading; and

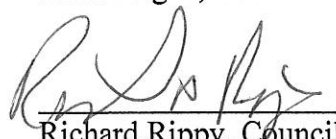
Adopted this 14 day of OCTOBER, 2019 on the second and final reading.


Brett Curnutt, Council President

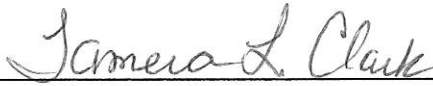

Rick Chandler, Councilman


Phil Morgan, Councilman

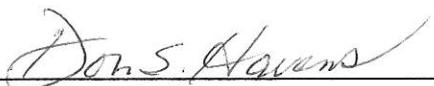

George Ogden, Councilman


Richard Rippey, Councilman

Presented by me, Tamera L. Clark to the Mayor of the City of Tipton, on the 14 day of OCTOBER, 2019 at the hour of 5:48 P.M.


Tamera L. Clark, Clerk-Treasurer

This ordinance is hereby APPROVED by me, Don S. Havens, on the 14 day of OCTOBER, 2019 at the hour of 5:48 P.M.


Don S. Havens, Mayor

Attest:


Tamera L. Clark, Clerk-Treasurer

Prepared by Steve Niblick, Tipton Plan Department Executive Director
Reviewed by Matthew B. Quigley, Attorney for the City of Tipton

ATTACHMENT A

~~401.02 D. 11. An amendment to a Development Plan may be submitted for approval in accordance with the procedures for a Development Plan Review as specified in this section.~~

401.02 D. 11. Development Plan Amendment. Amendments to approved development plans shall be submitted in accordance with the procedures specified above (including application, fees and required materials). The Executive Director shall schedule a development plan review committee meeting to review the amendment application. The committee shall determine if the amendment consists of substantial development/redevelopment/additions in which the approval shall be required of the Plan Commission.

If the committee determines that the amendment is substantial, it will refer the matter for a public hearing before the City of Tipton Plan Commission in accordance with the procedures for a Development Plan Review as specified above in this section.

If the committee determines that the amendment is not substantial, it shall be returned to the Executive Director for administrative approval.