



Minutes

August 5, 2021

Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Thursday, August 5, 2021, in the 1st floor meeting room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

President Jason Henderson called the meeting to order at 6:00 p.m.

Roll Call

Members in attendance: Jason Henderson, Jovon Rayl, Tracey Powell, Grant Dunn, Carroll CoHee, Gary David, Jim Purvis and Mike Dollens (City Liaison). *There is a vacancy from the Extension Board.*

Members absent: Matt Tebbe

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

Staff absent: None.

Modifications to agenda

None.

Minutes

Carroll CoHee made a motion to approve the minutes of July 8, 2021, as presented; seconded by Grant Dunn. Motion carried 7-0.

Public Hearings

a) CO-Z-21-22 Henderson rezoning – continued.

Steve Niblick reported that he has attempted to contact the petitioner to see if they will be ready for September. There has not been any notice to the petition yet.

b) CO-DP-27-21 Hartley Grain development plan

Steve Niblick provided a staff report from the development plan review committee meeting.

Rex Overholser came forward to present the petition.

Jim Purvis motioned to close the public hearing; seconded by Tracey Powell. Motion carried 7-0.

Jim Purvis asked where the fence would be located. Rex Overholser stated that the fence would be along Cob St., 150' and along the west boundary 105'. Rex Overholser stated that they would be using wood fencing material.

Jovon Rayl asked how long the petitioner thought the temporary building would be in place. Rex Overholser stated that the temporary building will be in place no longer than a year. Rex

Overholser stated that they have plans to put in a temporary hook-up to the septic system for the new building, but plan to locate everything centrally.

Rex Overholser stated that the remaining area will be green space. Rex Overholser also stated that they have already laid gravel for the ingress and egress and have laid a fresh layer of gravel in the parking area.

With no further discussion, Carroll CoHee motioned to give a favorable recommendation to the County Commissioners; seconded by Jovon Rayl. Motion carried 6-0 by roll call vote.

Roll Call-

Matt Tebbe – Yes

Tracey Powell – Yes

Grant Dunn – Yes

Jovon Rayl – Yes

Jason Henderson – Yes

Carroll CoHee – Yes

Reports

a) Staff Reports

Steve Niblick presented the permit report for July. Judy Coker presented the complaint report for July.

b) Standing Committee Reports

The Committee has not met in the last few months. They will need to get together to discuss solar regulation and options for a possible consulting firm that could assist the county in establishing an area plan commission.

Old Business

None.

New Business

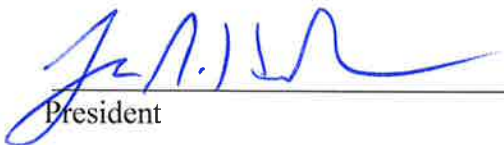
None.

Public Comments

None.

Adjournment


There being no further business, Jim Purvis made a motion to adjourn the meeting at 6:32 pm; seconded by Tracey Powell. Motion carried 7-0.



President

10-7-21

Date



Executive Director

Oct 7, 2021

Date