



Minutes

April 4, 2018

Tipton County Board of Zoning Appeals

The Tipton County Board of Zoning Appeals held its regular meeting on Wednesday, April 4, 2018, at 7:00 pm, in the 1st Floor meeting room, Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

Call to Order

Chairman Mark Baird called the meeting to order at 7:00 pm.

Roll Call

Members in attendance: Mark Baird, Joe Mahaney, Gary Herrell, and Bob Powell

Members absent: Jerry Acres

Staff in attendance: Steve Niblick, Lynlie Adair and David Langolf Smith

Staff absent: none

Modifications to Agenda / Agenda Summation

Approval of Minutes

a) March 7, 2018 Minutes

Mark Baird tabled the minutes until the next meeting.

Public Hearings

a) TC-SE-03-18 Rodney Johnson Special Exception

Bob Powell made a motion to open the public hearing; seconded by Joe Mahaney. Motion carried 4-0.

Rodney Johnson spoke as the petitioner for the special exception to have two dwellings on one parcel. He wanted the second dwelling for he and his wife to live and the existing home would be for his son. The new second home would be a permanent home.

There were no other public comments. Joe Mahaney made a motion to close the public hearing; seconded by Bob Powell. Motion carried 4-0.

Joe Mahaney asked if the new dwelling would set behind the old home. Mr. Johnson replied that it would.

Robert Powell asked if there were measurements as to how far away this new well and septic would be to the existing well and septic. Mr. Johnson told the board he is waiting approval to move forward with a soil scientist for specifications on a septic or well placement.

Joe Mahaney asked if the old well could be used and whether they would need a new septic for the new home. Mr. Johnson said it was his intention to utilize the old well and dig a new septic.

Attorney David Langolf Smith asked if there is an existing easement for the septic as in the map that was provided, the map showed the placement of the septic on the neighboring parcel that was not owned by Mr. Johnson. Mr. Johnson explained to the board that the neighboring property is currently owned by his sister and at one time the land was all owned by their parents and that there is a recorded easement on the property to access the septic.

Planning Director Steve Niblick read into the record a letter from the neighboring owner and sister to Mr. Johnson (File)

President Mark Baird asked what the minimum square footage is for a new home. Steve Niblick replied a minimum of one acre.

Gary Herrell asked about Criteria C on the Findings of Facts that Mr. Johnson submitted as the new dwelling. Mr. Herrell questioned this request to be a “want over a need” and asked if it was suitable to the board of it stating as such.

There was discussion on aging population and care taker homes in future.

Being no more discussion, Bob Powell made a motion to approve the petition to allow two dwelling units on a single parcel provided that the parcel contains a minimum of 2 acers of lot area and further provided that the parcel has a minimum of 300 feet road frontage; seconded by Joe Mahaney. Motion carried 4-0.

Old Business

a) CO-V-01-18 John Morris Findings of Fact

Bob Powell made a motion to approve the Findings of Fact for CO-V 01-08; seconded by Joe Mahaney. Motion carried 4-0.

b) CO-SE-02-18 Brock Rutledge Findings of Fact

Bob Powell made a motion to approve the Findings of Fact for CO-SE-02-08; seconded by Joe Mahaney. Motion carried 4-0.

New Business – None.

Staff Report – Steve Niblick spoke about the Planning Commission discussion on equestrian businesses in the zoning ordinance. Steve Niblick also told the Board of Zoning Appeals that he would talk to the Planning Commission about the case tonight on handling special exceptions for two dwellings on one parcel and reviewing the Ordinance.

Steve Niblick also spoke to the board about training with Austin Pearson and Purdue Extension Office.

Adjournment

Being no further business, Bob Powell made a motion to adjourn at 8:02 pm; seconded by Joe Mahaney. Motion carried 4-0.

Chairman

Executive Director

Date

Date