



Minutes City of Tipton Planning Commission December 9, 2021

The City of Tipton Plan Commission held its regular meeting on Thursday, December 9, 2021, at 6:00 p.m., at the Tipton City Hall Council meeting room, 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: Jim Purvis (non-voting member), Jackie Cardin, Michelle Owens, Sophie Hufford, Jade Crawford, Cory Mahan, Adrian Roach, Aaron Coe, Dan Kappesser, and Lindsey Ogden. *One citizen member appointment vacancy.*

Members absent: Mike Dollens.

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

Staff absent: None.

Modifications to Agenda

Approval of Minutes

Michelle Owens made a motion to approve the minutes from the November 10, 2021, Regular Meeting, with one correction; seconded by Lindsey Ogden. Motion carried 9-0.

Public Hearings

a) CTI-PUD-34-21 Arbor Homes Planned Unit Development – continued from November 10, 2021

Jackie Cardin stated that there should be a traffic study completed before the petition is approved. Jackie Cardin stated that we need to know how much traffic is on that road. Jim Purvis stated that the traffic study does not determine whether the approval should be granted, but how to construct the roads to accommodate the new traffic. Cory Mahan stated that if the traffic study is conducted now, the amount of traffic will significantly change with this development. Cory Mahan stated that he believes the city has committed to improving the roadways in that area. Cory Mahan stated that the first improvement will be a roundabout at Jefferson and 28, but that improvements should not be made until it is clear what the needs are.

Jackie Cardin asked if the city would pick up all the costs. Cory Mahan stated that the intersection would be on the city, but the entrances in and out of the subdivision would be funded by the developer. Jim Purvis stated that the developer would also fund the accel/decel lanes.

Cory Mahan stated that, as it stands now, the developer would have to get approval from INDOT. However, once the relinquishment occurs, the Plan Commission would decide what is safe and what is not.

Discussion ensued concerning the traffic study and when a traffic study should occur. Christian Rector came forward to explain the reasons for a traffic study, how a traffic study would be conducted, and what information would be gleaned from a traffic study.

Sophie Hufford asked if the reason the petitioner did not want to do the traffic study immediately is because it would push the timeline for the development back. Lindsey Ogden clarified that Arbor Homes did not want to do the traffic study during the holiday season because, with kids being out of school for Christmas break, they would not be able to get an accurate traffic count. Christian Rector stated that Arbor Homes will do a traffic study but would prefer to wait until the development had zoning approval and the project was definitely moving forward with the actual engineering.

Adrian Roach asked if Arbor Homes had already met with INDOT. Christian Rector stated that they had a preliminary meeting with INDOT to alert them to the possible project. Adrian Roach asked what INDOT's response was to the development. Charles Russell came forward to stated that this was a preliminary meeting, but INDOT stated that they would like to look at the speed limits in that area, both coming into and out of town. Charles Russell stated that INDOT is aware of the concerns along 28, 300 West, Jefferson Street, as well as the intersections. Adrian Roach asked if INDOT is recommending a traffic study or asking for a traffic study before INDOT will give approval. Christian Rector stated that he did not know.

Discussion ensued concerning a traffic study, when the traffic study would occur, and what information a traffic study would provide.

Dan Kappesser asked how many houses would be in the initial build out. Christian Rector stated they would do approximately 60-80 houses in the first section. Dan Kappesser stated that the initial round of houses would probably give a good idea of the impact of the development on traffic. Jim Purvis cautioned that the traffic study would be the projected full build out and once the PUD is approved, there would be no going back to change it.

Michelle Owens pointed out that this area is going to be annexed into the city and the city is going to be taking over that section of SR 28. Michelle Owens also noted that, with this new development, the speed limit and traffic lanes will be altered to accommodate the additional traffic. Michelle Owens stated that the traffic study should not be done at this point.

Jackie Cardin asked if Arbor Homes has had other communities request a traffic study before give approval for the development. Christian Rector stated that some communities have, and some have not. Christian Rector stated that most of the communities who have requested the traffic study to be done prior to the development have experienced a lot of change in the affected area. Christian Rector explained that these are also two different neighborhoods, with no connecting road. Christian Rector stated that some people will enter and exit from SR 28, while others will enter and exit from 300 West or Jefferson St.

Christian Rector explained what the traffic study would show and what the concerns for increased traffic would be.

Sophie Hufford asked what INDOT's suggestions were when Arbor Homes met with them. Charles Russell stated that this was a preliminary meeting, so INDOT was not making suggestions or recommending when to have the traffic study. Charles Russell stated that the goal of the meeting was to inform INDOT of the possible development.

Sophie Hufford asked if INDOT interacted with Arbor Homes after seeing the plans for possible development. Christian Rector stated that the typical format for these meetings is that INDOT engineers will take in the information, then look at the area to devise a scope for the impending traffic study.

Discussion ensued concerning the traffic study.

Adrian Roach stated that he heard that the city has committed money to help the traffic but is concerned that there is not traffic study to help determine what the cost will be. Cory Mahan explained that the city is looking at getting grants to help with the expense so the amount that the city would contribute is a small fraction of the total cost.

Discussion ensued concerning the cost to the city for the necessary road improvements.

Lindsey Ogden questioned the rear setbacks and the minimum lot size. Lindsey stated that there are concerns about the number of homes that will be going up. Michelle Owens stated that this development is in line with the standards for R-2 development under table B. Christian Rector stated that the rear yard setback only really comes into play for accessory use structures. Christian Rector stated that the deepest home they construct is 60'. Christian Rector stated that, even if someone adds a 10' sunroom on the back of the home, the home will still be more than 15' from the back of the lot line.

Lindsey Ogden asked if the homes could possibly be built in phases so that the plan could be reassessed to see what works for the city and what doesn't. Christian Rector stated that it depends on what the changes are. Christian Rector stated that they are flexible and could make small changes, but once they purchase the land, increasing lot sizes 10 to 15% would completely change the investment.

Sophie Hufford asked if increasing the lot sizes to make this a more desirable neighborhood would be a deal breaker. Christian Rector stated that larger lot sizes would be a deal breaker due to the increased cost of infrastructure, which would affect the affordability of the homes.

Lindsey Ogden asked if the developer was still looking at a price point of \$275,000 to \$300,000. Christian Rector stated that this is the target price point, in today's dollars.

Michelle Owens stated that, when comparing these lot sizes to those in Buttonwood, Buttonwood has been a subdivision for years and still is not fully built out, yet. Michelle Owens stated that people can't afford the land to build a house there. Michelle Owens stated that smaller lots make the houses more cost-effective.

Adrian Roach stated that he needed clarification about the word “must” in the ordinance. Sophie Hufford stated that she printed some documents out for the board to consider, pertaining to the legal word must. David Smith stated that the handout being provided is not his response to the question.

David Smith asked Adrian Roach to clarify the question. Adrian Roach directed the board’s attention to 602.01 in the City of Tipton Zoning Ordinance and section 5-4 of the City of Tipton Comprehensive Plan. David Smith stated that the consideration is not one page out of the comprehensive plan, the entire comprehensive should be considered. David Smith stated that, after reading the entire comprehensive plan, it is the job of the board to decide if the proposed Arbor Homes development meets the goals of the comprehensive plan. Steve Niblick provided the board with more areas of consideration in both the City of Tipton Zoning Ordinance and the City of Tipton Comprehensive Plan.

Sophie Hufford directed the board to section 907 of the City of Tipton Zoning Ordinance and stated that she believes this is where she believes this is too much trying to be put in this area, and that there are too many issues that still need to be resolved.

Sophie Hufford brought up concerns with who has the authority in the two-mile fringe and would the county need to be involved in the development. Sophie Hufford directed the board’s attention to a handout that she received from State Board of Accounts concerning fringe area jurisdictions. Steve Niblick stated that the handout is discussing the establishment of the fringe area. Steve Niblick explained that the fringe area in question was established in 1994 and required county approval at that time. Steve Niblick explained that, once the fringe area is established, the city has exclusive planning and zoning control over that area.

Steve Niblick explained the process for the zoning amendment, the plat development, and the development plan review, if the PUD is approved.

The board took an assessment of each member’s thoughts and concerns.

Adrian Roach stated that he heard that INDOT has asked Arbor Homes to conduct a traffic study. Charles Russell stated that INDOT did not ask for Arbor Homes to do anything in particular at the Tuesday meeting, but a traffic study is typically required when anyone requests access to a state road so that INDOT can see what impact the access would have on the road, and what improvements would be required.

Cory Mahan explained the process for obtaining a permit for right-of-way access onto a state road from INDOT.

Christian Rector explained that INDOT did ask that Arbor Homes conduct a traffic study, as a result of the preliminary and informational meeting that was initiated by Arbor Homes. Christian Rector explained that a traffic study is a standard requirement and is something that Arbor Homes understood would need to be done in order to gain access to the state road.

Michelle Owens motioned to forward the Planned Unit Development to the Tipton City Council with a favorable recommendation; seconded by Cory Mahan. Motion failed 4-5 by roll call vote.

Roll Call –

Cory Mahan – Yes
Jackie Cardin – No
Jade Crawford – Yes

Lindsey Ogden – No
Michelle Owens – Yes
Aaron Coe – Yes

Sophie Hufford – No
Adrian Roach – No
Dan Kappesser – No

Sophie Hufford motioned to table the petition; seconded by Dan Kappesser. Motion failed 5-4 by roll call vote.

Roll Call –

Cory Mahan – No
Jackie Cardin – Yes
Jade Crawford – No

Lindsey Ogden – Yes
Michelle Owens – No
Aaron Coe – No

Sophie Hufford – Yes
Adrian Roach – Yes
Dan Kappesser – Yes

Michelle Owens motioned to forward the Planned Unit Development petition to the Tipton City Council with no recommendation; seconded by Adrian Roach. Motion carried 7-2 by roll call vote.

Roll Call -

Cory Mahan – Yes
Jackie Cardin – Yes
Jade Crawford – Yes

Lindsey Ogden – Yes
Michelle Owens – Yes
Aaron Coe – Yes

Sophie Hufford – No
Adrian Roach – Yes
Dan Kappesser – No

Steve Niblick explained the next steps for this petition.

Staff Reports

Removed.

Old Business

Removed.

New Business

a) Approval of 2022 meeting schedule.

Lindsey Ogden made a motion to approve the 2022 meeting schedule as presented; seconded by Sophie Hufford. Motion carried 9-0.

Public Comment

Bob Edinger came forward to ask why the rest of the agenda was skipped. Jim Purvis stated that the rest of the agenda was removed because it has been a stressful night.

Brad Nichols came forward to thank the board for their work on this petition and to voice his opinion on ex parte communications with the board. Brad Nichols asked Cory Mahan to clarify his use of the word, “we.” Cory Mahan stated that, when using the word, “we,” he was referring to the city.

Tom Dolezal came forward to express his thanks to the board and to ensure the public that he would do everything he could to ensure that this is a good project.

Adjournment

There being no other business, Sophie Hufford made a motion to adjourn the meeting at 7:26 p.m.; seconded by Jackie Cardin. Motion carried 9-0.



President

1/13/22

Date



Executive Director

1-13-22

Date