



Minutes City of Tipton Planning Commission June 9, 2022

The City of Tipton Plan Commission held its regular meeting on Thursday, June 9, 2022, 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, Emily Nasser, Steve Raber, Mike Bollman, Dan Kappesser, Aaron Coe, David Clarke, and Lindsey Ogden.

Members absent: Cory Mahan.

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

Staff absent: None.

Modifications to Agenda

a) Appointment to BZA.

Approval of Minutes

Michelle Owens made a motion to approve the minutes from the April 14, 2022, regular meeting, as presented; seconded by Lindsey Ogden. Motion carried 10-0.

Public Hearings

a) Steve Niblick noted that the City BZA did not meet and therefore both scheduled plan commission items would not be heard.

Staff Reports

Steve Niblick asked the plan commission members if they would like to hold a special meeting after the Board of Zoning Appeals special meeting, on either June 29th or June 30th to hear the two cases that were taken off the agenda for June 9th. Jim Purvis stated that he spoke with one of the petitioners, Bret Morris, who indicated that he is not under any pressure or time constraint to have the petition heard but would like to keep the process moving forward. The board took a straw poll to see if there would be enough members to have a quorum for each date.

After a mixed response from the membership, Jim Purvis stated that if a special meeting is necessary, it will be held on June 30, 2022, at 6:00 p.m. Jim Purvis stated that the board will be given several days' notice but indicated that the meeting would only be held if required.

Steve Niblick provided the minutes from the Development Plan Review Committee meeting, where the amendment to approved development plan, CTI-DP-13-21, was discussed. Steve Niblick stated that the property owner has modified the number of on-site parking spaces from the approved five to eight. Steve Niblick noted that the property owner was in the office and stated that the intent was to have the parking striped that week, but the person who was doing the work was out ill. The property owner stated that the striping should take place the following week.

Discussion ensued concerning parking and why the parking requirements, as approved by the Plan Commission, were not met before the business was allowed to open.

Sophie Hufford asked why the Plan Commission did not have to approve the change, but the review committee was allowed to approve the change. Steve Niblick explained that in the ordinance, the Development Plan Review Committee has the authority to decide if a change to an approved development plan is minor enough to be done administratively or if the change is significant enough that it would need to go before the Plan Commission. Steve Niblick stated that for this particular amendment, the Development Plan Review Committee allowed the change to be made administratively.

Discussion ensued about whether the city would be liable if someone were to back out of a parking space and have or cause an accident.

Sophie Hufford asked that the board be given a timeframe indicating when the parking lot striping would be completed. Steve Niblick stated that he would contact the property owner to find out what date the parking lot would be finished.

Steve Niblick presented the May permit report. Judy Coker presented the May case report.

Discussion ensued concerning the notification process for both grass and trash violation.

Old Business

a) The Standing Committee did not meet.

New Business

a) Appointment to the BZA

Sophie Hufford nominated Michael Bollman; Dan Kappesser seconded. Lindsey Ogden nominated Aaron Coe; Michelle Owens seconded. Motion failed by 5-5 paper ballot vote.

Paper ballot for Mike Bollman as BZA appointment-

Aaron Coe – No	Jackie Cardin – Yes	Dan Kappesser – Yes
Lindsey Ogden – No	Sophie Hufford – Yes	Michelle Owens – No
Emily Nasser – No	Steve Raber – Yes	David Clarke – No
Mike Bollman – Yes		

Paper ballot for Aaron Coe as BZA appointment-

Aaron Coe – Yes	Jackie Cardin – No	Dan Kappesser – No
Lindsey Ogden – Yes	Sophie Hufford – No	Michelle Owens – Yes
Emily Nasser – Yes	Steve Raber – No	David Clarke – Yes

Mike Bollman – No

After discussion, the board decided to take another vote via paper ballot. Motion failed by a 5-5 paper ballot vote.

Paper ballot for Mike Bollman as BZA appointment-

Aaron Coe – No

Jackie Cardin – Yes

Dan Kappesser – Yes

Lindsey Ogden – No

Sophie Hufford – Yes

Michelle Owens – No

Emily Nasser – No

Steve Raber – Yes

David Clarke – No

Mike Bollman – Yes

Paper ballot for Aaron Coe as BZA appointment-

Aaron Coe – Yes

Jackie Cardin – No

Dan Kappesser – No

Lindsey Ogden – Yes

Sophie Hufford – No

Michelle Owens – Yes

Emily Nasser – Yes

Steve Raber – No

David Clarke – Yes

Mike Bollman – No

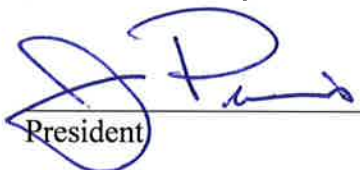
After two no action votes, the board decided to table the appointment until the next meeting.

Public Comment

Tom Dolezal came forward to express appreciate for the two candidates showing interest in serving on the BZA. Tom Dolezal asked that the board consider offsetting their meeting from the BZA so that on instances where the BZA is cancelled, there would be time to hold a special meeting before the Plan Commission meeting.

Adjournment

There being no other business, Michelle Owens made a motion to adjourn the meeting at 6:52 p.m.; seconded by Jackie Cardin. Motion carried 10-0.



President

7/14/22
Date



Executive Director

7-14-22
Date

