



Minutes City of Tipton Planning Commission October 13, 2022

The City of Tipton Plan Commission held its regular meeting on Thursday, October 13, 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 Vice President Lindsey Ogden at 6:00 p.m.

Roll Call

Members present: Aaron Coe, Emily Nasser, Steve Raber, Michael Bollman, Cory Mahan and Lindsey Ogden.

Members absent: Sophie Hufford, David Clarke, Dan Kappesser, Jackie Cardin, Michelle Owens and Jim Purvis (non-voting member).

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

Staff absent: None.

Modifications to Agenda

None.

Approval of Minutes

Steve Raber made a motion to approve the minutes from the September 15, 2022, regular meeting as presented; seconded by Emily Nasser. Motion carried 6-0.

Public Hearings

a) CTI-Z-24-22 Young Rezoning Request

Ken Young came forward to present the petition to rezone the properties located at 437 North Main Street and 441 North Main Street from R-1 to R-2.

Steve Niblick provided a report detailing the Board of Zoning Appeals approval for this project.

Tammy Gilbert came forward to speak concerning the lighting, parking, aesthetics, lawncare, and accessory structures for this project.

Ken Young came forward to provide answers to the questions raised by Tammy Gilbert. Ken Young stated that he provides lawncare and snow removal for his units. Ken Young stated that he is unsure if there is space for an out-building and that he does not plan to place any accessory structures on the property.

Kris Rinas came forward to express concerns about density and parking.

Norman Gray came forward to express concerns about additional traffic in the alley.

Ken Young came forward to provide a rebuttal for the concerns raised by the neighbors and stated that it would not be profitable to construct only single-family homes.

Bob Edinger came forward to ask for clarification on the difference in requirements between an R-1 and R-2 zoning districts.

Lindsey Ogden closed the public hearing.

Discussion ensued amongst the board members concerning the petition.

With no further discussion, Steve Reber made a motion to give a favorable recommendation; seconded by Aaron Coe. Motion carried 6-0 by roll call vote.

Roll Call-

Lindsey Ogden – Yes

Michael Bollman – Yes

Emily Nasser – Yes

Steve Raber – Yes

Cory Mahan – Yes

Aaron Coe – Yes

Staff Reports

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

Old Business

a) The Standing Committee did not meet.

New Business

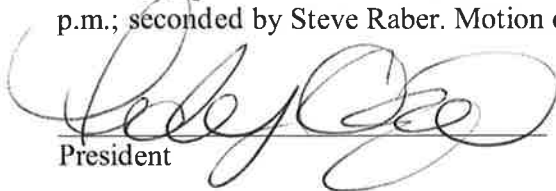
None.

Public Comment

None.

Adjournment

There being no other business, Michael Bollman made a motion to adjourn the meeting at 6:32 p.m.; seconded by Steve Raber. Motion carried 6-0.



President

12-1-2022
Date



Executive Director

December 1, 2022
Date