



Special Minutes

July 17, 2024

Tipton County Plan Commission

The Tipton County Plan Commission held a special meeting on Wednesday, July 17, 2024, in the Auditorium of the Tipton County 4H Building, 1200 South Main Street, Tipton, Indiana.

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

Roll Call

Members in attendance: Jason Henderson, Carroll Cohee, Jovon Rayl, Tracey Powell, Chase Meyncke, Diana Davis, Doug Heron, Jim Purvis, Gary David and Michalle Ownes (City Liaison).

Members absent: None.

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

Staff absent: None.

Modifications to agenda

None.

Continued Public Hearing

a) CO-ZO-11-24 Prospect Overlay District amendment.

The public hearing continued with it left of on July 3, 2024, with public comment.

Diana Hunter came forward to cite concerns about the availability and capacity of public utilities in the area.

Phil Overdorf came forward to speak in opposition of the overlay district, expressing concerns that solar should be revisited and that the overlay tramples property rights.

Janet Boyer came forward to speak in opposition to the overlay district, citing concerns that the overlay area is too large, considering the current overlay district is not to capacity.

Kelly Paul came forward to speak in opposition to the overlay district, stating that she was speaking on behalf of the Tipton County Farm Bureau.

Jennifer Richey came forward to speak in favor of the overlay district, stating that neighboring properties always have an impact on property values.

Jeremy Bennett came forward to speak in opposition to the overlay district, citing concerns that it is excessively large and that there is a general lack of understanding of the overlay district and why it is necessary.

Brian Carter came forward to speak in favor of the overlay district, stating that planning, zoning and code enforcement and necessary for good development.

Greg Ressler came forward to speak in opposition to the overlay district, citing concerns of unnecessary restrictions.

Doug Heath came forward to speak in opposition to the overlay district, stating that there are worse things that could happen in the county than solar.

Jim Ashley came forward to speak in favor of the overlay district, stating that it is good planning.

Skip Servies came forward to speak in favor of the overlay district, citing concerns about commercial solar.

William Wood came forward to speak in favor of the overlay district, citing concerns about commercial solar.

Rick Williams came forward to ask that the board vote no on the overlay district.

Stan Jones came forward to speak, citing concerns that he would not be able to fix the shed on his property, if it were to be damaged.

Bob Edinger came forward to opposition to the overlay district, citing proper notification was not given.

Andrew Funke came forward to ask what the plan is and what the need is for the overlay district.

Linda Johnson came forward to speak.

With no further public comments, Jim Purvis made a motion to close the public hearing; seconded by Carroll Cohee. Motion carried 9-0.

Discussion ensued amongst the board members, concerning the proposed overlay district and the questions raised during the public hearing.

With no further discussion among the commission members, Jim Purvis made a motion to give a favorable recommendation to the County Commissioners; seconded by Carroll Cohee. Motion carried 6-3 by roll call vote.

Roll Call –

Gary David – No

Carroll Cohee – Yes

Jovon Rayl – Yes

Jason Henderson – Yes

Doug Heron – Yes

Jim Purvis – Yes

Tracey Powell – Yes

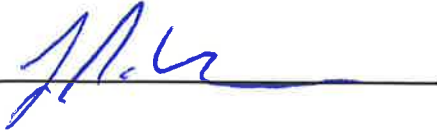
Diana Davis – No

Chase Meyncke – No

Adjournment

There being no further business, Jim Purvis made a motion to adjourn the meeting at 7:33 pm; seconded by Jovon Rayl. Motion carried 9-0.

President



Date

8-8-24

Executive Director



Date

8/8/24

