



Minutes

July 3, 2024

Tipton County Plan Commission

The Tipton County Plan Commission held its regularly scheduled meeting on Wednesday, July 3, 2024, in the 1st floor meeting room of the Tipton County Courthouse, 101 East Jefferson 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, Michalle Ownes (City Liaison) and Gary David via Zoom.

Members absent: None.

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

Staff absent: None.

Modifications to agenda

None.

Minutes

Carroll Cohee made a motion to approve the minutes of the regular meeting of June 6, 2024 and the Executive Session Memorandum of June 6, 2024; seconded by Chase Meyncke. Motion carried 8-0-1 by roll call vote with Jim Purvis abstaining.

Roll Call –

Gary David (via Zoom) – Yes

Carroll Cohee – Yes

Jovon Rayl – Yes

Jason Henderson – Yes

Doug Heron – Yes

Jim Purvis – Abstained

Tracey Powell – Yes

Diana Davis – Yes

Chase Meyncke – Yes

Public Hearings

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

Jason Henderson read submitted letters of support and opposition to the overlay proposal.

Jason Henderson presented the draft overlay proposal.

Wade Cripe came forward to ask that auction barns be taken off the list of prohibited uses. Wade Cripe also stated that he believes that any use that has to do with the direct production of the crop should be removed from the list.

Scott Campbell came forward to speak in opposition of the overlay district, citing concerns that it would hinder grow.

Joe Mahaney came forward to speak, citing concerns about commercial solar, but does not think there should be an overlay district.

Jane Harper came forward to ask what the exact area is that is being considered.

Gene Watson came forward to speak in opposition.

Eric Russell came forward to speak in favor of the overlay district.

Chase Meyncke motioned to continue the public hearing until the next regularly scheduled meeting, at a larger venue; seconded by Diana Davis.

Discussion ensued concerning the motion.

Chase Meyncke modified his motion to continue the public hearing until July 17, 2024, at 6:00 p.m., at the Tipton County 4-H Fairgrounds; seconded by Diana Davis. Motion carried 8-1, by roll call vote.

Roll Call –

Gary David (via Zoom) – No
Carroll Cohee – Yes
Jovon Rayl – Yes
Jason Henderson – Yes
Doug Heron – Yes

Jim Purvis – Yes
Tracey Powell – Yes
Diana Davis – Yes
Chase Meyncke – Yes

b) CO-S-09-24 Amsbury subdivision.

Elaine Phelps came forward to present the petition for a one-lot subdivision.

Jim Purvis motioned to close the public hearing; seconded by Carroll Cohee. Motion carried 9-0, by roll call vote.

Roll Call-

Gary David (via Zoom) – Yes
Carroll Cohee – Yes
Jovon Rayl – Yes
Jason Henderson – Yes
Doug Heron – Yes

Jim Purvis – Yes
Tracey Powell – Yes
Diana Davis – Yes
Chase Meyncke – Yes

c) CO-Z-10-24 LHD Machinery rezoning.

Tony Abrams came forward to present the petition for a rezoning to I-1 Light Industrial.

Scott Campbell came forward to speak in favor of the petition.

Carroll Cohee motioned to close the public hearing; seconded by Jim Purvis. Motion carried 9-0, by roll call vote.

Roll Call-

Gary David (via Zoom) – Yes
Carroll Cohee – Yes
Jovon Rayl – Yes
Jason Henderson – Yes
Doug Heron – Yes

Jim Purvis – Yes
Tracey Powell – Yes
Diana Davis – Yes
Chase Meyncke – Yes

New Business

a) None.

Reports

Monthly reports were tabled until the next meeting.

Old Business

a) Comprehensive Plan RFQ.

Steve Niblick stated that the office received five (5) proposals by the submittal deadline. They were: Houseal Lavigne, RJC Solutions, The Veridus Group, HWC Engineering and VOLT Strategies.

Jovon Rayl opened the proposals and stated the following proposed cost estimates:

Houseal Lavigne: \$219,305

RJC Solutions: \$99,450

The Veridus Group: \$86,500

HWC Engineering: \$99,500

VOLT Strategies: \$109,440 w/o Municipal Participation - \$96,040

Doug Heron made a motion to forward the proposals to an appointed review committee; seconded by Carroll Cohee. Motion carried 9-0 by roll call vote.

Roll Call-

Gary David (via Zoom) – Yes
Carroll Cohee – Yes
Jovon Rayl – Yes
Jason Henderson – Yes
Doug Heron – Yes

Jim Purvis – Yes
Tracey Powell – Yes
Diana Davis – Yes
Chase Meyncke – Yes

Public Comments

Jane Harper came forward to point out possible mistakes on the zoning map.

Adjournment

There being no further business, Michelle Owens made a motion to adjourn the meeting at 7:24 pm; seconded by Jovon Rayl. Motion carried 9-0.



President

8-8-24

Date



Executive Director

8/8/24

Date