



Minutes November 6, 2024 Tipton County Board of Zoning Appeals

The Tipton County Board of Zoning Appeals held its regular meeting on Wednesday, November 6, 2024, at 6:00 pm, in the 1st Floor Meeting Room of the Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana.

Call to Order

Korey Henderson called the meeting to order at 6:02 p.m.

Roll Call

Members in attendance: Bob Powell, Doug Heron, Korey Henderson, Gary David, and Joe Mahaney.

Members Absent: None.

Staff in attendance: Judy Coker, David Langolf Smith, Evan Piske

Staff absent: None.

Modifications to Agenda / Agenda Summation

None.

Approval of Minutes

a) October 2, 2024, Minutes.

Bob Powell made a motion to approve the minutes from October 2nd, 2024, as printed;
Doug Heron seconded the motion. Hearing no discussion, motion carried 5-0.

Public Hearings

a) CO-SE-20-24 Ward Stone, LLC Special Exception

Greg Ilko, a crossroad engineer, whose office is located at 115 N 17th Ave, Beach Grove, IN 46107, came forward representing Brad Ward to present to the Board a short slideshow pertaining to the special exception for Ward Stone. Particularly, the 39-acre John W. Moore parcel.

Adam Dewitt, 1739 E 700 N, came forward asking for more clarity about the proximity of the project in relation to his home. Also, for clarity on proposed use of the 39-acre John W. Moore parcel.

Discussion ensued pertaining to the setbacks that would be enforced at the site.

Bob Edinger, Tipton, came forward asking for clarification of the criteria to be met by the petitioner, as to form an opinion of the case before the Board.

The Board directly asked the petitioner about the intended use of the entire property.

Joe Czarnecki, 122975 A Rd, Plymouth, IN, came forward with Greg Ilko to speak about the intended use of the property. Greg Ilko explained that the plan is to put a roadway there and to move their shop on the land about 8 ft. Stating that blasting will not go that way. Blasting will keep going to the west or to the north in the future. Also stating that the blasting area is toward the west.

Discussion ensued about the intended use of the property. Clarifying further that there are no plans from the petitioner dig or mine on the property that is being considered. Also clarifying that all federal mining regulations are going to be followed by the petitioner.

Greg Ilko came forward to clarify that the special exception is being applied for the whole 39-acres because that is the parcel being purchased by Ward Stone. Also stating that the use of the land by Ward Stone is to be ancillary to their operations to the west of the parcel.

The Board requested that the petitioner go through the criterion for a special exception.

The petitioner then discussed each point of criteria that had to be met and why the petitioner felt that they had met each criterion.

Discussion ensued between the board and the petitioner about the petition and further clarification as to reasoning of the special exception and the uses of the land being considered. The petitioner stated that, if necessary for proceeding, they will put in writing that Ward Stone will not dig there, adding that the stone present in the 39-acre parcel is not nearly the same value of product compared to where they have begun their adjacent extraction.

Korey Henderson closed public hearing at 6:39 p.m.

The Board asked David Smith about buffer yard and setback distances. Discussion ensued about the petition and what Ward Stone is asking regarding their special exception application and the commitment therein.

Discussion ensued concerning the statement in the zoning ordinance about property value of surrounding properties and how to go about making that judgement.

With no further discussion, Doug Heron made a motion to approve the petition with no mineral extraction on this site; Joe Mahaney seconded this motion. The motion carried 5-0 by roll-call vote.

Roll Call:

Bob Powell – Yes	Doug Heron – Yes	Korey Henderson – Yes
Gary David – Yes	Joe Mahaney – Yes	

Old Business

a) CO-V-19-24 Higgins Findings of Fact

Discussion ensued about the past decision about the petition.

Hearing no more discussion, Doug Heron made a motion to approve the findings of fact; Gary David seconded the motion. The motion carried 5-0.

New Business

a) None.

Adjournment

There being no other business before the board, Gary David made a motion to adjourn the meeting at 6:50 p.m.; Doug Heron seconded the motion. The motion carried unanimously 5-0.



Chairman



Executive Director

12-4-2024

Date

12/4/24

Date

