



Minutes Tipton County Plan Commission December 5, 2024 6:00 p.m.

The Tipton County Plan Commission held a regularly scheduled meeting on Thursday, December 5, 2024, at 6:00 p.m., in the 1st floor meeting room, Tipton County Courthouse, 101 East Jefferson Street, Tipton, Indiana. The minutes are as follows:

Call to Order

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

Roll Call

Members present: Chase Meyncke, Gary David, Jovon Rayl, Jim Purvis, Michelle Owens (non-voting member), Doug Heron, Tracey Powell, and Jason Henderson.

Members absent: Carroll Cohee and Diana Davis.

Staff present: Judy Coker, David Langolf Smith, and Evan Piske.

Modifications to agenda

Staff received a letter from the petitioner for CO-S-25-24 requesting that their public hearing be continued to the next regular meeting of the Plan Commission. Discussion ensued about the proper process regarding the public hearing held during this meeting. There were no modifications to the agenda from members of the Plan Commission.

Approval of Minutes

November 7, 2024, Regular Meeting

Motion by Jim Purvis and seconded by Chase Meyncke, to accept the regular meeting minutes of the November 7th, 2024 meeting. No discussion on the motion. Motion carried unanimously 7-0.

November 7, 2024, Executive Session

Motion by Jim Purvis and seconded by Jovon Rayl, to accept the executive session minutes as presented. No discussion on the motion. Motion carried unanimously 7-0.

Public Hearings

a) CO-S-25-24 Weddell Minor Subdivision

Discussion ensued about the proper notifications and processing of the petition for the public hearing.

Jason Henderson opened public hearing to allow any public to be informed that the public hearing is being continued to the next meeting.

Motion by Michelle Owens and seconded by Doug Heron, that the public hearing be for CO-S-25-24 continued to the January meeting. No discussion on the motion. Motion passed 7-0 by roll-call vote.

Roll Call:

Chase Meyncke- Yes Gary David- Yes Jim Purvis- Yes Doug Heron- Yes
Tracey Powell- Yes Jason Henderson- Yes

b) CO-S-26-24 Henderson Minor Subdivision

Discussion ensued regarding proper notifications and other requirements for a public hearing. Jason Henderson stated that, although the petitioner is his brother, Jason has no financial interest in this petition. Seeing as the requirements have been met by the petitioner, Jason Henderson opens the public hearing for CO-25-24, the Henderson Minor Subdivision.

Korey Henderson came forward as the petitioner to present his proposed subdivision to the Plan Commission, giving thorough history, reasoning, and providing all approvals. No public came forward to speak on the petition.

Motion by Jovon Rayl seconded by Chase Meyncke, to close the public hearing for CO-S-26-24.

Public Hearing Closed.

The Plan Commission asked questions pertaining to the petition brought by Korey Henderson. Discussion ensued regarding Jason Henderson's abstaining from voting on the petition.

Motion by Jovon Rayl seconded by Doug Heron to approve CO-S-26-24, Henderson Minor Subdivision. Motion carried 6-0 by roll-call vote.

Roll Call:

Chase Meyncke- Yes Gary David- Yes Jim Purvis- Yes Doug Heron- Yes
Tracey Powell- Yes Jason Henderson- Abstained

c) CO-S-27-24 LHD Machinery, LLC Minor Subdivision

Discussion ensued concerning the petition, its location, and if the proper notifications and other requirements for a public hearing.

Public hearing for CO-S-27-24 LHD Machinery, LLC Minor Subdivision opened. Seeing as there was no petitioner, or representative thereof, present for the public hearing the Plan Commission invited the public to speak about the petition, knowing that the public hearing considered to be continued to the January Plan Commission meeting.

Theresa Vaughn came forward with questions about the project in general for the Plan Commission to ask the petitioner. Seeing as there was no petitioner, the questions could not be answered.

Seeing as a member of the public has a question about the petition that cannot be answered, there was a motion made by Jim Purvis seconded by Jovon Rayl, that the public hearing for CO-S-27-24 be continued to the January meeting. No discussion on the motion. Motion carried 7-0 by roll-call vote.

Roll Call:

Chase Meyncke- Yes
Tracey Powell- Yes

Gary David- Yes
Jason Henderson- Yes

Jim Purvis- Yes

Doug Heron- Yes

New Business

a) Acceptance of RFP for Counsel

Discussion ensued concerning the Responsive Proposals received by the Plan Department for Counsel.

Motion made by Tracey Powell seconded by Chase Meyncke, that the Plan Commission take the two proposals for RFPs under advisement. No discussion on the motion. Motion carries unanimously 7-0.

Reports

a) Permit and Code Enforcement Reports

Judy Coker presented the permit reports from the Plan Department and Evan Piske presented the code enforcement reports from the Plan Department.

b) List of items for standing committee

Discussion ensued concerning plans for 2025 and utilizing the standing committee more in the future.

Old Business

a) None

Discussion ensued regarding board members leaving and various appointments pertaining to the Plan Commission.

Jason Henderson thanked the members whose terms are up or that were voted into other positions.

Public Comments

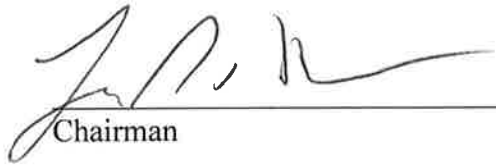
Abbie Smith came forward to speak favorably about the various changes to the Planning Department.

David Langolf Smith suggested appointing a committee to review the RFP proposals, make a report of the proposals, and present the report to the Plan Commission in an executive session.

Jim Purvis made a motion seconded by Jovon Rayl, that a committee formed of the BoC Representative, the County Council Representative, the President of the Plan Commission, and the Executive Director of the Planning Department; they meet in an executive session to discuss the proposals for recommendation to the Plan Commission. Motion carries unanimously 7-0.

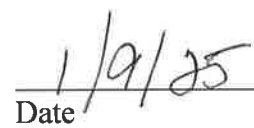
Adjournment

Doug Heron made a motion seconded by Chase Meyncke, that this meeting be adjourned at 6:32 p.m. Motion carried unanimously 7-0.


Chairman


Executive Director


Date


Date