



Minutes City of Tipton Planning Commission November 14, 2024

The City of Tipton Plan Commission held its regular meeting on Thursday, November 14, 2024, 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 Chairman Cory Mahan at 6:01 p.m. Beginning the meeting with the Pledge of Allegiance.

Roll Call

Members present: Rich Vautaw, Cory Mahan, Jim Purvis (non-voting member), Steve Raber, Holly McGuire, Blake Edwards, Michael Bollman and Michelle Owens.

Members absent: Michael Spurlock, Rich Carter, Jackie Cardin and 1 vacancy.

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

Staff absent: None.

Modifications to the Agenda

None

Approval of Minutes

Rich Vautaw motioned to approve the minutes from October 10, 2024, as presented; Steve Raber seconded, motion carried 7-0.

Public Hearings

a.) CTI-DP-21-24 Allen Development Plan

Cory Mahan opened public hearing at 6:03 p.m. regarding case CTI-DP-21-24.

Jordan Munden came forward to present the development plan to the Plan Commission and answer any questions they may have. Also stating that he will get a state design release after approval of the development plan.

Discussion ensued pertaining to the development plan. Notable topics during discussion were: that mailings had been sent out via certified mail with return receipts, the Development Plan Review Committee minutes and meeting in general, and I-2 zoning ordinances and the requirements that would have to be met by the development.

Hearing no further discussion, Jim Purvis motioned to close public hearing CTI-DP-21-24; Steve Raber seconded, motion carried 7-0. Public hearing CTI-DP-21-24 closed at 6:10 p.m.

Hearing no further discussion from other commission members, Blake Edwards motioned to approve the development plan; Rich Vautaw seconded. Motion carried 7-0 by roll call vote.

Roll Call-

Blake Edwards – Yes

Holly McGuire – Yes

Michelle Owens – Yes

Michael Bollman – Yes

Cory Mahan – Yes

Steve Raber – Yes

Rich Vautaw – Yes

b.) CTI-ZO-22-24 Solar Ordinance

Cory Mahan opened public hearing at 6:11 p.m. regarding case CTI-ZO-22-24.

Hearing no comment from the public, Jim Purvis motioned to close public hearing CTI-ZO-22-24; Blake Edwards seconded. Motion carried 7-0. The public hearing closed at 6:12p.m.

Discussion amongst the Plan Commission ensued. Notable topics were: Proper action and the proper procedure by the Plan Commission, changes to the ordinance made since draft 1, and what the final draft will look like before the City Council.

Hearing no further discussion, Michelle Owens motioned that the Plan Commission give a favorable recommendation; Steve Raber seconded. Motion carried 7-0 by roll call vote.

Roll Call-

Blake Edwards – Yes

Holly McGuire – Yes

Michelle Owens – Yes

Michael Bollman – Yes

Cory Mahan – Yes

Steve Raber – Yes

Rich Vautaw – Yes

Staff Reports

Judy Coker gave a report from the City Board of Zoning Appeals meeting scheduled for November 13, 2024, that was cancelled.

Old Business

None

New Business

a.) Subdivision Control Ordinance Amendments

Discussion ensued concerning the subdivision control ordinance amendments proposed in the October meeting and further discussed in the standing committee meeting prior to this plan commission meeting. These changes also included changes that David Langolf Smith made to the ordinance. Notable topics during discussion were: the harmonization of this ordinance with that of the county, whether the amendment would be more suited to going to a standing committee rather than a public hearing immediately and what that entails, if there are any relevant projects that would be affected by this amendment, the need to set a public hearing for the amendment, the standing committee meeting date, public hearing date, and further changes to the use table made by staff.

Public Comment

Jason Henderson came forward to speak about the changes proposed by himself to the committee in the last meeting held, and about relevant projects that may be upcoming that would be affected by the amendment. Also, Jason Henderson spoke favorably about the harmonization of ordinances across the county and the city.

Adjournment

There being no other business, Michelle Owens made a motion to adjourn the meeting at 6:40 p.m.; Rich Vautaw seconded. Motion carried 7-0.



President



Date



Executive Director



Date

