

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**FEBRUARY 26, 2024**

**PRESENT**

BOB TAYLOR  
 CARL LEWIS  
 MIKE BREWER  
 GLENN LAZURE  
 DEBBIE OTTS  
 JASON HUGHEY  
 TOMMY SMITH

**OTHERS PRESENT**

WILLIAM VEAZEY, TIPTON COUNTY PLANNING  
 PAT HIBDON, ADMINISTRATIVE ASSIST.

**THE TIPTON COUNTY PLANNING COMMISSION MEETING WAS CALLED TO ORDER AT 6:30 P.M.**

The February 26, 2024 Agenda was approved as printed by Common Consent.

The Minutes for January 22, 2024 was approved as printed by Common Consent.

**OLD BUSINESS-NONE****NEW BUISNESS**

**WILSON MANOR / PRELIMINARY PLAT / SECTION D / TAX MAP 98, PARCEL 11.00 / LETA LOOP / 27.51 ACRES / ZONED R-1.**

Calvin Beasley has submitted a Preliminary Plat for Wilson Manor, Section D located along Leta loop. This is the final section in Wilson Manor. Section C was approved on 10/22/2007. There are proposed a total of twenty (20) lots in Section D of Wilson Manor. After reviewing the preliminary plat checklist, all items appear to have been addressed on the preliminary plat with the exception of a part of three of the checklist items. They are as follows: (1) The date of the plat (this may be shown on different sheets that were turned over to the Tipton County Public Works Department for review) should be shown on the preliminary plat. (2) A chart depicting lot number, square footage and acreage. (This is stated on each individual lot, but there is not a chart depicting this information, as required). (3) Contour information is not shown on the preliminary plat itself (was incorporated into the construction plans the Tipton County Public Works is reviewing). (4) There is an existing hydrant just to the west of Lot 59, labeled as proposed. (5) The two proposed hydrants need to be relabeled from "proposed hydrant" to "approximate location of new hydrant" on the final plat. (6) A utility easement may be required by Poplar Grove Utility District along with their required statement about the easement. All other parts of the subdivision regulations for preliminary plats (Section 2-102 and Section 5-101) and zoning resolution for the R-1 zoning district (Section 5.052) are being met as evidenced from reviewing the preliminary plat checklist. The Construction Plans (as required in Section 5-102 were submitted and have been submitted to Tipton County Public Works Department. Public Works Director provided a letter with deficiency comments that need to be addressed: (1) Need to provide pre and post drainage runoff calculation for both basins within the confines of this development, (2) Need to ensure existing drive culverts and cross drains can handle the post development flows on the east end of project where water flows to the existing detention basin. This is where this development connects with Section C, at Leta Loop. (3) Need to re- route flows along a road side ditch to existing detention basin located adjacent to Sunnyside Road to include a plan and profile on north end of development.

**MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION**  
**CONTINUED**  
**FEBRUARY 26, 2024**

Tommy Smith made the motion and Debbie Otts seconded said motion to approve Wilson Manor Preliminary Plat, Section D, due to meeting all the minimum Zoning Requirements and the Subdivision Regulations for a preliminary plat approval, subject to the deficiencies listed above, road construction approval and utility plan approval. Vote: Motion Carried. None Opposed

**CARDINAL ESTATES / PRELIMINARY PLAT / TAX MAP 126, PARCEL 6.10 / ARMSTRONG ROAD / 8.89 ACRES / ZONED R-1.**

Sherman McGill has submitted a Preliminary Plat for Cardinal Estates. There are proposed a total of eight (8) lots for this subdivision. All items appear to have been addressed on the preliminary plat. However, there are a couple other items that need to be worked out. They are as follows: (1) lots 6,7 & 8 all exceed the 1:5 ratio of width to length (possibly Lot 5 as well). However, this is more complicated than in the past due to the R.O.W. law passed by the state last year. Mike Brewer made the motion and Carl Lewis seconded said motion to grant a Variance to the Tipton County Subdivision Regulations concerning excluding the R.O.W. portion for the calculation of the long line for the Width to Depth Ratio in Section 4-102.3...Vote: Motion Carried. None Opposed. Then Tommy Smith made the motion and Mike Brewer seconded said motion to exclude the detention portion of the plat for the calculation of the long line for the Width to Depth Ratio in Section 4-102.3 for Lot 8...Vote: Motion Carried. None Opposed. (2) The two proposed hydrants need to be relabeled from "proposed fire hydrant" to "approximate location of new fire hydrant" on the final plat. (3) The hatching for the drainage easement should be different from the hatching for areas suitable for subsurface sewage disposal area to differentiate the two. (4) a utility easement may be required by Poplar Grove Utility District along with their required statement about the easement. Debbie Otts made the motion and Glenn Lazure seconded said motion to approve Cardinal Estates Preliminary Plat, based on meeting all the minimum Zoning Requirements and Subdivision Regulations, subject to the deficiencies listed above (plus Lot 8 holding all the detention area and showing the easement to the creek), including being reprinted to signify the name change to the plat. Vote: Motion Carried. None Opposed

**ADJOURNMENT 7:10 P. M. WITHOUT OBJECTION**