

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
APRIL 22, 2024

PRESENT

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

OTHERS PRESENT

WILLIAM VEAZEY, TIPTON COUNTY PLANNING

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

The April 22, 2024 Agenda was approved as printed by Common Consent.

The Minutes for March 25, 2024 was approved as printed by Common Consent.

OLD BUSINESS-NONE

NEW BUISNESS

CARDINAL ESTATES / MAJOR FINAL PLAT / TAX MAP 126, PARCEL 6.10 / 8 LOTS / ZONED R-1.

A major final plat has been submitted for eight lots along Armstrong Road, approximately 243 feet east of Wilkinsville Road. The Planning Commission approved the Preliminary Plat for this subdivision on February 26, 2024. The Planning Commission granted approval of the Preliminary Plat subject to several conditions and two variances associated with Subsection 4-102.3 in the Tipton County Subdivision Regulations concerning Width to Depth Ratio.

- 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. (Note #12)
- A variance to exclude the detention portion of the plat for the calculation of the long line for the Width to Depth Ratio for Lot 8 in Section 4-102.3. (Note #12)
- The two proposed hydrants need to be relabeled from “proposed” to “approximately location of new fire hydrant”. This correction has been made and is shown in the legend.
- The hatching for the drainage easement should be different from the hatching for areas suitable for subsurface sewage disposal area to differentiate the two. This correction has been made and shown on the plat.
- A utility easement may be required by Poplar Grove Utility District along with their required statement about the easement. This has been shown on the final plat with an additional note stating that the easement was not required by the Planning Commission in Note #10.

Poplar Grove is requiring a portion of Lot 8 for a “Service Area” of approximately 2,217.20 square feet in size. This requirement pushes the front setback for Lot 8 to 70 feet instead of 35 feet since the width of the lot at the regular front setback will not be 100 feet in width. Mike Brewer made the motion and Glenn Lazure seconded motion to approve this final plat, due to meeting all the minimum Zoning Requirements for R-1 Zoned property in Section 5.052, all the Subdivision Regulations for final plat approval in Section 2-103 and Section 5-103, a letter approving the utilities from Poplar Grove Utility District, a letter approving the detention from Tipton County Public Works and meeting the noted deficiencies from the preliminary plat. Vote: Motion Carried. None Opposed.

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CONTINUED

SIGNAL SOURCE, LLC / SITE PLAN APPROVAL FOR A 175' WIRELESS COMMUNICATION TOWER / TAX MAP 147, PARCEL 3.08 / HILLTOP LN / 7.57 ACRES / ZONED R-1

Signal Source, LLC has submitted a site plan for the approval to construct a 175' wireless communication tower for property located along Hilltop Lane on 7.57 acres and is Zoned R-1. The property is owned by Kyle Kevin O'Brien. The tower is designed as a guyed wire tower that can host additional carriers by sharing the equipment shelter. The tower height is designed at 175 feet with an additional ten-foot lightning arrestor. The compound is to be located approximately 210 feet north of the front property line and 152 feet west of the side property line. The tower itself is located with a 185-foot fall zone on the primary property and there are no structures located within the fall zone area. The plan shows a 20-foot access easement to the compound. The landscaping buffer is shown and meets the minimum buffer requirements in the zoning resolution. This plan has been approved by the Board of Zoning Appeals on April 22, 2024 for the Use Permitted as a Special Exception with any additional requirements. The three nearest towers are all located over 4 miles away in distance. Carl Lewis made the motion and Debbie Otts seconded said motion to approve this site plan, due to meeting all site plan requirements in Section 3.120, and supplemental requirements in Section 4.150 of the Tipton County Zoning Resolution, distance from other towers, and Special Exception approval through the Board of Zoning Appeals. Vote: Motion Carried. None Opposed.

PEDIGO SUBDIVISION / MINOR / TAX MAP 145A, GROUP B, PARCELS 1.00 & 10.00 / WILKINSVILLE ROAD / 5.47 ACRES / ZONED C-2.

A plat for re-subdividing two existing lots has been submitted for property bounded by Simmons Rd, Wilkinsville Rd and Meadowview Dr. The purpose of this plat is to re-subdivide the property to allow for the construction of a Dollar General on Lot 1. The proposal increases Lot 1 from 1.27 acres to 2.336 acres and increases road frontage along Wilkinsville Rd from approximately 96 feet to 195.11 feet. The frontage along Meadowview remains unchanged at 437.81 feet. The proposal decreases Lot 2 from 4.2 acres to 3.128 acres and decreases road frontage along Wilkinsville Rd from approximately 366 feet to 267.45 feet and the frontage along Simmons Rd remains unchanged at 439.76 feet. Both lots are currently vacant. There is an existing water line down both Wilkinsville Rd and Meadowview Dr of 3" operated by Poplar Grove Utility District. Since this is commercially zoned property, the applicants are having a soils map completed for the State to place septic reserve areas on the lots along with the certificate on the plat for the State to sign off on the septic. Septic for commercial is determined by the specific use that is being constructed, not like for residential property that is based on the number of bedrooms. Septic permitting has not been completed for final signature. Debbie Otts made the motion and Mike Brewer seconded said motion to approve Pedigo Subdivision, based on meeting all the minimum Zoning Requirements for C-2 Zoned property in Section 5.056 in the Tipton County Zoning Resolution and the requirements for a minor plat in the Tipton County Subdivision Regulations in Section 2-103, subject to septic approval and signatures. Vote: Motion Carried. None Opposed

DOLLAR GENERAL / SITE PLAN / TAX MAP 145A, GROUP B, PARCEL 1.00 / WILKINSVILLE ROAD AND MEADOWVIEW DRIVE / 2.336 ACRES / ZONED – C-2.

This request was withdrawn to correct deficiencies and obtain a septic permit.

RECOMMENDATION OF THE PROPOSED TIPTON COUNTY LAND USE PLAN

This item was withdrawn to allow more time for review.

ZONING RESOLUTION AMENDMENT CONCERNING WELL WATER FOR CAMPING GROUNDS

This amendment has been referred to the County Commission as a whole for a recommendation to the Planning Commission to take action on this amendment.

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CONTINUED

**ZONING RESOLUTION AMENDMENT CONCERNING WELL WATER FOR
COMMERCIAL/INDUSTRIAL USES**

Mike Brewer made the motion and Glenn Lazure seconded said motion to positively recommend for adoption of this amendment to the County Commission.

**ZONING RESOLUTION AMENDMENT CONCERNING WELL WATER FOR MAJOR HOME
OCCUPATIONS**

Debbie Otts made the motion and Carl Lewis seconded said motion to positively recommend for adoption of this amendment to the County Commission.

ADJOURNMENT 7:33 P. M. WITHOUT OBJECTION