

**AGENDA FOR THE MEETING
OF THE
TIPTON COUNTY REGIONAL PLANNING COMMISSION**

**December 19, 2011
New Justice Complex
6:30 PM**

- I. Establishment of a Quorum and Call to Order
- II. Approval of Agenda; Approval of Minutes
- III. Unfinished Business
- IV. New Business
 - A. Revised Site Plan for the Pro-Med Concepts Facility
 - B. Discussion on Zoning Resolution Review
 - C. Discussion on Tiny Houses, Campers, Etc.
- V. Public Forum (Maximum of 15 Minutes)
- VI. Other Business
 - A. County Commission Report
 - B. Commissioner's Comments
- VII. Adjournment

MINUTES OF THE TIPTON COUNTY PLANNING COMMISSION
DECEMBER 19, 2011

PRESENT:
ROGER WARMATH
TOMMY SMITH
DEBBIE OTTS
BOB TAYLOR
OZELL WRIGHT
PHIL SMITH
CARLOS CLOWES

OTHERS PRESENT:
WILLIAM VEAZEY, TIPTON COUNTY PLANNER
PAT HIBDON, ADMIN. ASSIST.

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

Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the agenda as presented. Vote: For - Unanimous

Ozell Wright made the motion and Debbie Otts seconded said motion to approve the minutes of the October 24, 2011 meeting as presented. Vote: For – Unanimous

UNFINISHED BUSINESS -None

REVISED SITE PLAN FOR THE PRO-MED CONCEPTS FACILITY/TAX MAP 130, PARCEL 48.00/7164 HWY 14 S/ZONED C-2/4.854 ACRES.

Wade Morrison submitted a revised site plan for Pro-Med Medical and Development Facility. Mr. Morrison first appeared before the Planning Commission in September of 2006 and then again in April of 2008 due to lack of activity for over a year. The revised site plan is being presented again for the same reason as before, lack of activity for one year. Mr. Morrison was required to resubmit his request before the Board of Zoning Appeals. The BZA granted the request at 5:00 PM, prior to this meeting. There were very minor changes to the previously approved site plan concerning the placement of the hydrant, the size of the waterlines have increased, the parking lot design has been changed and the detention pond has been enlarged. Roger Warmath made the motion and Carlos Clowes seconded said motion to approve the site plan as submitted due to meeting all of the site plan requirements of the Tipton County Zoning Resolution. Vote: For –Unanimous

DISCUSSION ON ZONING RESOLUTION REVIEW

The Zoning Resolution was adopted in November of 2003, over 8 years ago. Mr. Veazey proposed that the Planning Commission use 2012 to review the zoning document from beginning to end, going over a small portion each month to make corrections, changes, additions or subtractions to the resolution. The Planning Commission concurred.

DISCUSSION ON TINY HOUSES, CAMPERS, ETC.

Mr. Veazey briefly informed the Planning Commission about tiny houses, their relation to building code requirements and how they fall within the zoning codes.

PUBLIC FORUM – No one was present.

OTHER BUSINESS

COUNTY COMMISSION REPORT

The County Commission met on Monday, December 12, 2011. The General Welfare Committee was informed about the two upcoming rezoning for Zengshan Kang at 2980 Randolph Rd. and Helena Chemical on Hwy 59 S.

ADJOURNMENT: 7:10 PM