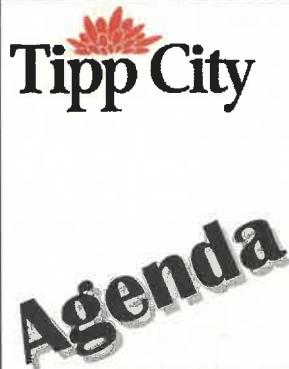


**6:00 pm - Pre-meeting Study Session –
Uptown-2 Zoning District**



**Tipp City Planning Board
7:00 p.m. Tuesday, February 10, 2026**
**Tipp City Government Center
260 South Garber Drive
Tipp City, Ohio 45371-3116**

	Agenda Item	Presenter
1.	Call to Order - Roll Call	Ms. Davis
2.	Board Reorganization A. Chairman B. Vice-Chairman	Ms. Davis
3.	Motion to Approve Agenda	Chairman
4.	Approval of December 9, 2025 Study Session & Meeting Minutes	Chairman
5.	New Business A. Andrew Circle – Architect for Borchers Construction Co – Special Use – 115 N Hyatt Street (0.10 acres) - Code §154.03(D) & Code Table §154.04-2	Chairman
6.	Old Business	Chairman
7.	Miscellaneous A. City Council Reports: 1. January 5, 2026 2. January 20, 2026 3. February 2, 2026 B. Upcoming City Council Assignments C. Meeting Time	Chairman
8.	Citizens' Comments on Items Not on Agenda	Chairman
9.	Board Member Comments	Chairman
10.	Adjournment _____ pm	Chairman

*The next regularly scheduled meeting will be held on Tuesday, March 10, 2026.
All applications must be submitted by Monday February 23, 2026.*

If you have a disability and require a reasonable accommodation to fully participate in a Tipp City event, please contact Janice Bates, Clerk of Council, at least 72 hours before the event via email (batesj@tippcity.net) or telephone (937-667-8425) to discuss your accessibility needs. Please make clear in your communication with Tipp City any request for auxiliary aid, use of service for effective communication or a modification of any policies or procedures to participate in any Tipp City public meeting or event. Any request for a Certified ASL interpreter, auxiliary aid or any other reasonable accommodation should be made as soon as possible, but no later than (72) seventy-two hours prior to the event.

The Planning Board welcomes the comments and input of the public during the board meetings. In order to provide an orderly fashion in which all interested parties have an opportunity to address the Board, the Board has adopted the following procedure for citizen's comments during any portion of the Planning Board meeting or Public Hearing. Any citizen who wishes to address the Board must first seek recognition from the Chairman of the Board. Upon recognition by the Chairman the speaker should approach the podium, state their name and make their comments. Speakers should not leave the podium to approach Board members without first obtaining permission. After completion of their comments, the Board would request that the speakers return to their seat so that any other interested persons could then be recognized and address the Board.

The purpose of this procedure is to afford the maximum opportunity for citizen input without any type of disruption of the Planning Board proceedings. While others are addressing the Board from the podium, the Board requests that audience members not make comments to the Board or to individuals at the podium to prevent any potential confusion or disruption.