

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
SEPTEMBER 2017 REGULAR MONTHLY MEETING
AGENDA**

DATE: September 7, 2017

PLACE: Commissioner's Court Room
3rd Floor, Delaware County
Building

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Kathy Carey	Jerry Dishman	
Andrew Ellis*	Teresa Hensley	Rickie Sipe
Shannon Henry	Jesse Landess	Nathan Vannatter
	Michael Mueller	

Advisory Members

Duke Campbell	Mark Carter	Tom Borchers
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MINUTES: Consideration of the August 3, 2017 regular monthly meeting minutes.

UNFINISHED BUSINESS:

BZA 20-17 **Jurisdiction: Board of Zoning Appeals**
Special Use Being a continuation of a consideration of an appeal filed by Michael B. & Sheryl A. McKeel, 6600 West CR 850N, Gaston, Indiana, requesting a Special Use under the terms of the Delaware County Comprehensive Zoning Ordinance, Article XII, Section 2, to allow a salvage yard operation with variances from Article XXXI, Section 4 to allow decreased distances from a roadway and surrounding residential dwellings on premises located at the 6600 West CR 850N, Washington Township, Delaware County, Indiana, as more accurately described in the application.

LEGISLATIVE ACTION:

REPORT FROM DIRECTOR:

ADJOURNMENT:

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
SEPTEMBER 2017 REGULAR MONTHLY MEETING
MINUTES**

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday Sept 7, 2017 at 6:00 P.M., in the Title IVD Court Room of the Delaware County Building, Muncie, Indiana. President Jerry Dishman called the meeting to order.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Ms. Moody called roll and the following members were present: Ms. Carey, Mr. Dishman, Mr. Ellis, Mr. Henry, Ms. Hensley, Mr. Mueller, and Ms. Sipe. Absent, Mr. Borchers, Mr. Campbell, Mr. Carter, Mr. Landess and Mr. Vannatter. Also present: Ms. Quirk, attorney for the Board.

MINUTES:

Mr. Henry made a motion to approve the August 3, 2017 regular monthly minutes. Ms. Sipe seconded the motion. Voting in favor: Mr. Dishman, Mr. Ellis, Mr. Henry, Ms. Hensley, Mr. Mueller, and Ms. Sipe. Voting against: none. Abstention: Mr. Carey. Motion carried, August, 2017 minutes approved.

UNFINISHED BUSINESS:

**BZA 20-17
Special Use**

Jurisdiction: Board of Zoning Appeals

Being a continuation of a consideration of an appeal filed by Michael B. & Sheryl A. McKeel, 6600 West CR 850N, Gaston, Indiana, requesting a Special Use under the terms of the Delaware County Comprehensive Zoning Ordinance, Article XII, Section 2, to allow a salvage yard operation with variances from Article XXXI, Section 4 to allow decreased distances from a roadway and surrounding residential dwellings on premises located at the 6600 West CR 850N, Washington Township, Delaware County, Indiana, as more accurately described in the application.

Brandon Mundell, 404 S. Morrison, Muncie, Indiana, appeared. He stated Mr. McKeel was asking for a continuance in order to take inventory of the cars on the property. He stated this would help determine the number and condition of the vehicles, so that a plan could be made to start removing those not in working condition. He stated he grew up near Mr. McKeel and has known him for many years. He also stated he has been going by to encourage him to clean the property.

Mr. Dishman stated that he had talked to people who are concerned that this is being turned into a junkyard and he wants to be clear that is not what is happening. He stated he hopes some solution can be found for Mr. McKeel and his neighbors.

Mr. Mundell stated Mr. McKeel does not want a junkyard, just to keep his cars.

Dixanna Morgan, 614 S. Sycamore Street, Gaston, Indiana appeared in opposition. She stated her parents live next door to Mr. Mckeel and they would like to know who would be keeping track of the cars Mr. McKell has inventoried.

Ms. Moody stated The Zoning Administrator, Mr. Steve Minnick, would oversee the Board of Zoning Appeals decision. She stated that is why having an inventory with a starting point was so important.

Ms. Morgan asked what would be the consequences if Mr. McKeel was not following the decision of the Board.

Ms. Moody stated ultimately it would end up in court with fines which was what we want to avoid.

Ms. Quirk stated having the inventory would help with any future issues should they occur.

Bruce Munson, 322 N. Walnut, Muncie, Indiana appeared. He stated he represents Mr. and Ms. McKeel. He stated he agreed that an inventory was the best way to start the process and he urges the Board to grant this request.

Judy Hobbick, 18110 N. 750 W, Gaston, Indiana appeared in opposition. She stated she owns property near Mr. McKeel and was concerned about the value of her property if he does not clean up his land.

Ms. Moody stated the goal is to have the property cleaned up.

Mr. Mueller asked what details the inventory would provide.

Mr. Mundell stated they would start with year, make, and model of the vehicles as well as if they were operational or not. He stated some of the vehicles do have value and others really just need removed and this would be noted on the list.

Mr. Dishman asked if there were any cars other than Corvairs that need removed.

Mr. Mundell stated there are a few non Corvair vehicles on the property, but they need to look at everything to determine what is junk and what is salvageable.

Ms. Moody stated on occasion someone would go on site to check the inventory list.

Jon Barrrt, 13771 N Wheeling Ave, Muncie, Indiana appeared. He stated he had information for a place that will come and remove vehicle bodies and this may be helpful.

Ms. Moody asked if he would like to give that information to the Board for the record.

Mr. Barrett said yes.

Mr. Mueller made a motion to continue BZA 20-17 the appeal of Michael McKeel to the November 2, 2017 regular meeting. Mr. Ellis seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Ellis, Mr. Henry, Ms. Hensley, Mr. Mueller, and Ms. Sipe. Voting against: none. Motion carried, BZA 201-17 request to continue approved.

LEGISLATIVE ACTION:

Ms. Moody reported that the requests of RACER/Commonwealth Development of America and the request of Chad McKibben and Commonwealth Development of America were both approved by the BZA Board.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

Jerry Dishman, President

Marta Moody, Secretary