

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

DATE: October 5, 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
---------------	-------------	--------------

MINUTES: Consideration of the September 7, 2017 regular monthly meeting minutes.

NEW BUSINESS:

MPC 06-17Z Jurisdiction: City Council

Being a public hearing on the matter of an application filed by Russell Irving, 7251 N. Schindel Road, Albany, Indiana, requesting a change in zone from the R-5 Residence Zone to the BC Community Business Zone, on premises located at 617 E. Adams Street, Muncie, Indiana, as more accurately described in the application.

LEGISLATIVE ACTION:

REPORT FROM DIRECTOR:

ADJOURNMENT:

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

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday, October 5, 2017 at 6:00 P.M., in the Commissioner's 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: Mr. Campbell, Ms. Carey, Mr. Dishman, Mr. Ellis, Mr. Henry, Ms. Hensley, Mr. Landess, and Mr. Mueller. Absent: Mr. Borchers, Mr. Carter, Ms. Sipe and Mr. Vannatter. Also present: Ms. Quirk, attorney for the Board.

MINUTES: Consideration of the September 7, 2017 regular monthly meeting minutes.

Mr. Henry made a motion to approve the September 7, 2017, regular monthly minutes. Mr. Ellis seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Ellis, Mr. Henry, Ms. Hensley, and Mr. Mueller. Voting against: none. Abstention: Mr. Landess. Motion carried, September 2017 minutes approved.

NEW BUSINESS:

MPC 06-17Z Jurisdiction: City Council

Being a public hearing on the matter of an application filed by Russell Irving, 7251 N. Schindel Road, Albany, Indiana, requesting a change in zone from the R-5 Residence Zone to the BC Community Business Zone, on premises located at 617 E. Adams Street, Muncie, Indiana, as more accurately described in the application.

Russell Irving, 7251 N. Schindel Road, Albany, Indiana, appeared. He stated several years ago he changed the zoning for 603 E. Adams in order to create a fork-to-table style restaurant however that building could not be used and was demolished. He stated they hope to replace that building with something similar in the future. He stated the Thomas Neely house at 617 E. Adams is a much bigger property and better suited for this type of restaurant. He stated the house would be restored to provide a 60 person fine dining restaurant that would feature items from the orchard.

Ms. Carey asked what type of food would be served.

Mr. Irving stated it would be a variety of foods with the goal being to focus on fresh, local foods, beers and wines from around Indiana.

Mr. Campbell stated the surrounding neighborhood was excited about this project, and Mr. Irving has been very cooperative about following the historic restoration rules.

Mr. Landess asked when the restaurant would open.

Mr. Irving stated the addition of the commercial kitchen is underway and that they hoped to be open as soon as possible. He stated the entire project was historically geared and would have pieces of art and history throughout the house.

Carol Johnson, 312 S. Vine Street, Muncie, Indiana, of United Day Care Center, appeared. She stated she is in favor of anything that would improve the neighborhood. She stated the questions she had were concerning if alcohol would be served, if a smoking area would be near the sidewalk, and how would parking and pick-up times for the day care would be affected.

Mr. Irving stated there would be an outdoor dining area at the back of the property, but he has no interest in creating an outdoor smoking area and they would only be serving beer and wine. He stated they are adding more parking so that should not be an issue.

Ms. Moody stated that the staff had not seen a final site plan and that if the parking requirement could not be met, they would need to file for variances, and she did not want anyone to be surprised if that happened.

Mr. Irving stated they are working on submitting a final site plan to address the parking, and that the hours of operation should not interfere with the day care.

Ms. Johnson stated she had no objection to the project as long as it was not a bar type business. She also stated most of the child pick-ups from the day care would occur between 4:30 PM and 5:30 PM.

Mr. Dishman asked what times the restaurant would be open.

Mr. Irving stated they would be closed on Mondays, open for lunch and dinner on Tuesday to Saturday and brunch on Sunday closing at 3:00 P.M. He also stated that through the week they would close between lunch and dinner from 3-4 P.M., and close by around 9:00 each night.

Ms. Carey stated she had been to a similar type restaurant and it was a unique experience that is long overdue for Muncie.

Mr. Irving stated he was working very hard to recreate the way the house looked when it was owned by Mr. Neely. He stated the carpet, curtains, light fixtures and art work hanging throughout the house are as historically accurate as possible.

Mr. Henry made a motion to approve MPC 06-17Z, requesting a change in zone from R-5 Residence Zone to BC Community Business Zone. Ms. Hensley seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Ellis, Mr. Henry, Ms. Hensley, Mr. Landess, and Mr.

Mueller. Voting against: none. Motion carried, favorable recommendation to be forwarded to City Council for introduction at the November 6th, 2017 regular monthly meeting.

LEGISLATIVE ACTION:

Ms. Moody reported that the rezoning request by Roper Inc. had been approved by City Council.

Ms. Moody stated that City Council approved the text amendments to the Zoning Ordinance.

REPORT FROM DIRECTOR:

Ms. Moody stated that Brandon Mundell met with her and staff members concerning Mr. McKeel's property. She stated they are making progress with the inventory, one car has been removed, and clean up of the weeds on the property is underway. She also stated that Mr. Mundell discussed the possibility of a storage building for some of the cars.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

Jerry Dishman, President

Marta Moody, Secretary