

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
JUNE 2018 REGULAR MONTHLY MEETING
AGENDA**

DATE: June 28, 2018

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

TIME: 6:30 P.M.

PLEDGE OF ALLEGIANCE:

INTRODUCTION/CONFIRMATION OF MEMBERS:

ROLL CALL:

| | | |
|--|-------------------------|--------------------------|
| | Jim Fowler | |
| | Kathy Carey | Scott O'Dell |
| | Kathryn Kennison | Kelly Watson, Jr. |
| | Leslie Mathewson | Phyllis Zimmerman |

MINUTES: Consideration of the May, 2018 regular monthly meeting minutes.

OLD BUSINESS:

BZA 04-18 Jurisdiction: Board of Zoning Appeals

Special Use Being a continuance of a public hearing on the matter of an application filed by **Jack Welch**, 8600 East Windsor Road, Selma, Indiana, requesting a special use and variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a major roadside stand consisting of a new building, with a wall sign, to sell wine produced from grapes both grown and not grown on the property and wine related products, and to allow indoor/outdoor events which may involve food prepared by off-site caterers on premises located at 8600 East Windsor Road, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

NEW BUSINESS:

BZA 14-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Meijer Stores Limited Partnership and Clearwater Muncie, LLC**, 2929 Walker Avenue North West, Grand Rapids, Michigan, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback on Nebo Road, decreased rear setback and decreased buffering and landscape plantings, all for a new car wash to be located on a lot to be platted on premises located at 6260 West McGalliard Road, on the east side of Nebo Road approximately 650' north of the intersection with McGalliard Road, Muncie, Indiana, as more accurately described in the application.

BZA 15-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Kevin and Kathy Chambers, Stephen and Elizabeth Driscoll and Perry and Tonya Evans**, 3601 West County Road 1270 North, Muncie, Indiana, 20200 North County Road 100 West, Muncie, Indiana and 2250 West County Road 1270 North, Muncie, Indiana, requesting an appeal from the decision of the Administrative Zoning Officer under the terms of the Delaware County Comprehensive Zoning Ordinance to appeal the issuance of a building permit for 4 new buildings for a confined feeding operation on premises located on the north side of the road at 2601 West County Road 1270 North, Union Township, Delaware County, Indiana, as more accurately described in the application.

BZA 16-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Solid Ground, LLC, et al.**, Post Office Box 639, Anderson, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback, decreased buffering and landscape planting for a commercial redevelopment of Aldi's and Texas Roadhouse on premises located at 200 West McGalliard Road including the entire block bounded by McGalliard Road, Franklin Street, Berkley Avenue and Walnut Street, Muncie, Indiana, as more accurately described in the application.

BZA 18-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Ivy Tech Community College of Indiana**, 50 West Fall Creek Parkway North Drive, Indianapolis, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow no bus-stop shelter, no sustainability feature, and decreased perimeter buffering and landscape planting for a new college building on premises located at 205 West Main Street and property extending south to Jackson Street and west to Franklin Street, Muncie, Indiana, as more accurately described in the application.

OTHER BUSINESS:

BZA 09-17 Jurisdiction: Board of Zoning Appeals

Being a request for a rehearing of an application filed by **Bailey's Place, LLC**, 3011 South Whitney Road, Selma, Indiana, based on new evidence supplied by the applicant regarding their request for a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an event venue business in an existing building and proposed new structures in a farming zone on premises located at 3011 South Whitney Road, Liberty Township, Delaware County, Indiana, as more accurately described in their request.

REPORT FROM DIRECTOR:

ADJOURNMENT: