

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
MAY - 2025 REGULAR MONTHLY MEETING
AGENDA**

DATE: May 29, 2025

PLACE: Commissioners Court Room
3rd Floor, Delaware County
Building

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Leslie Mathewson	
Matt Billington	Delaney Fritch
Ellen Brannon	Sue Kaiser
Dustin Clark	Kristi Knapp

MINUTES: Consideration of the April, 2025 regular monthly meeting minutes.

OLD BUSINESS:

BZA 09-25 Jurisdiction: Board of Zoning Appeals

Being a continuation of a public hearing on the matter of an application filed by **TXCRE Muncie, LLC and Wawa Incorporated**, 2665 North White Chapel Boulevard, Southlake, Texas, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased sign height for a new gas station and convenience store on premises located on the south side of Jackson Street west of Country Club Road, Muncie, as more accurately described in the application.

BZA 11-25 Jurisdiction: Board of Zoning Appeals

WITHDRAWN Being an automatic withdrawal of a public hearing on the matter of an application filed by **Michael Standish**, 2601 North Timber Lane, Muncie, Indiana.

BZA 16-25 Jurisdiction: Board of Zoning Appeals

SPECIAL USE Being a continuation of a public hearing on the matter of an application filed by **Darrell E. Smith and Integrated eBusiness Solutions, Incorporated**, 1813 Edward Lane, Anderson, Indiana, requesting an amusement park special use under the terms of the Delaware County Comprehensive Zoning Ordinance to allow a seasonal amusement business known as Stillwell Manor Haunted Attraction on premises located on the east side of County Road 750 West south of State Road 67 including the address of 9090 South County Road 750 West, Salem Township, Delaware County, as more accurately described in the application.

BZA 21-25 Jurisdiction: Board of Zoning Appeals

Being a continuation of a public hearing on the matter of an application filed by **Brightwork Real Estate, Devon Chu and Paul Criswell Junior**, 3708 West Swann Avenue, Suite 200, Tampa, Florida requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased sign height, a drive-thru in front of the building and an increased width of the driveway facing Kilgore, all for a new convenience store and gas station located on 2200 and 2280 West Kilgore Avenue, Muncie, as more accurately described in the application.

NEW BUSINESS:

BZA 22-25 Jurisdiction: Board of Zoning Appeals

SPECIAL USE Being a public hearing on the matter of an application filed by **Muncie Monthly Meeting of Friends and Recovery Café Muncie, Incorporated**, 418 West, Indiana, requesting a charitable institution special use under the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a recovery support organization known as Recovery Café to operate in an existing church in a residence zone on premises located 418 West Adams Street, Muncie, as more accurately described in the application.

BZA 24-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Dean Peercy and Julie Danielson**, 11700 South County Road 396 East, Muncie, Indiana requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow keeping farm animals in a residence zone with a decreased distance to neighboring houses on premises located on 11700 South County Road 396 East, Perry Township, Delaware County, as more accurately described in the application.

BZA 25-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Amy and Kenneth Pope**, 16099 West County Road 750 South, Daleville, Indiana requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a second dwelling (total of two dwellings) on 16.21 acres in a farm zone on premises located at 16099 West County Road 750 South, Salem Township, Delaware County, as more accurately described in the application.

BZA 26-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **YMCA of Muncie Building Corporation**, 654 North Jefferson Street, Muncie, Indiana requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback/build-to line on Walnut Street for the new YMCA building located at 615 North Walnut Street, Muncie, as more accurately described in the application.

BZA 27-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Parlour Properties, LLC and Crescent Hills Recovery, LLC**, 1300 West University Avenue, Muncie, Indiana requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a Health Care Center for short-term inpatient treatment in an historic house in a residence zone on premises located at 1300 West University Avenue, Muncie, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: