

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
JUNE 2025 REGULAR MONTHLY MEETING
AGENDA**

DATE: June 5, 2025

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

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Stephen Brand	Chris Smith	
Nate Carroll	Jerry Dishman	Michelle Owen
Dustin Clark	Teresa Hensley	Rickie Sipe
	Jesse Landess	

Advisory Members

Tom Borchers	Justin Curley	Adam Leach
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MINUTES: Consideration of the May 2025 regular meeting minutes.

NEW BUSINESS:

BZA 23-25 Jurisdiction: Board of Zoning Appeals
Parcels: 11-02-353-001-000 & 11-02-353-002-000
Being a consideration of an appeal filed by **Huffer Memorial Children's Center & Longfellow Pre-K**, 2000 North Elgin Street, Muncie, Indiana, requesting a special use under the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a day care center special use known as Huffer Memorial Children's Center located at 2000 North Elgin Street, Muncie, Indiana and Longfellow Pre-K located at 1700 North Elgin Street, Muncie, Indiana, both in a R-4 Residence Zone, as more accurately described in the application.

MPC 11-25Z Jurisdiction: City Council
Parcels: 11-17-180-003-000, 11-17-180-001-000, & 11-17-180-007-000
Being a consideration of an appeal filed by **Robert Huddleston**, 760 South Tillotson Avenue, Muncie, Indiana, requesting a change in zone under the terms of the City of Muncie Comprehensive Zoning Ordinance from R-5 Residence Zone to BV Variety Business Zone on premises located at 2611 and 2619 West Ethel Avenue, and the vacated alley and street adjacent to said lots, as more accurately described in the application.

MPC 12-25Z Jurisdiction: City Council
Parcels: 10-01-252-004-000

Being a consideration of an appeal filed by **James R. Daugherty**, 9495 West Jackson Street, Muncie, Indiana, requesting a change in zone under the terms of the City of Muncie Comprehensive Zoning Ordinance from R-1 Residence Zone to R-5 Residence Zone on premises located at the 2700 Block North Benton Road, Muncie, as more accurately described in the application.

MPC 03-25A Jurisdiction: City Council

Being a consideration of approval to amend the text of the City of Muncie Comprehensive Zoning Ordinance regarding changes to residential development standards as described in the following: Article IX, Section 3, regarding lot coverage area, Article XIII, Sections 3,4,5,6,7, and 9, Article XV, Sections 3,4,5,6,7, and 9, all regarding lot width, lot area, setbacks and floor area, and Article XVI, Sections 1 and 2, regarding accessory dwellings.

LEGISLATIVE ACTION:

DIRECTOR'S REPORT:

ADJOURNMENT: