

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

DATE: September 25, 2025

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

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

	<u>Board Member:</u>	<u>Appointed By:</u>	<u>Term:</u>
Chairperson	Leslie Mathewson	County Commissioners	01/01/2022 to 12/31/2025
Vice-Chair	Delaney Fritch	Mayor of Muncie	01/01/2025 to 12/31/2028
	Matt Billington	County Commissioners	05/23/2024 to 12/31/2027
	Ellen Brannon	Mayor of Muncie	01/01/2023 to 12/31/2026
	Richard Ivy	Mayor of Muncie	09/04/2025 to 12/31/2027
	Sue Kaiser	Mayor of Muncie	01/01/2023 to 12/31/2026
	Kristi Knapp	County Commissioners	02/01/2025 to 12/31/2025

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

BZA 29-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Megan Bohm**, 3116 West Torquay Road, Muncie, Indiana requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow for the division of property to separate by platting two existing structures on individual lots with reduced lot sizes, reduced setbacks, reduced lot frontage, reduced building square footage, reduced building width, and no off street parking on premises located at 1238 South Burlington Drive, and 1201 South Tennessee Avenue, Muncie, as more accurately described in the application.

BZA 35-25 Jurisdiction: Board of Zoning Appeals

SPECIAL USE Being a public hearing on the matter of an application filed by **TWG Development, LLC and McGuff Supply, Inc.**, PO Box 911, Muncie, Indiana requesting a multi-unit special use and variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a 98-unit residential development with decreased front setback, decreased side setbacks, and reduced parking, all for a new apartment complex on premises located at 610 East Wysor Street, Muncie, as more accurately described in the application.

BZA 36-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Damon Goodman**, 12701 South County Road 300 East, Muncie, Indiana requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow the storage of work vehicles and equipment, for workers to park their personal vehicles on the property while driving the work trucks, and the sale of wood that was obtained off site, all for a tree trimming business in a farm zone on premises located at 12701 South County Road 300 East, Monroe Township, Delaware County, Indiana, as more accurately described in the application.

BZA 37-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Jerald L. Morgan, Katheryn Guthrie, Judith Hoyt, and Denise Dockery**, P.O. Box 187, Parker City, Indiana requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow the removal of 70 mature trees without replacement at a 2:1 ratio for a new gas station and self-storage business on premises located on the south side of McGalliard Road across from Bellaire Avenue, Muncie, as more accurately described in the application.

BZA 38-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Ronald E. Scott, Donald G. Scott, and Ron M. Jones**, 1051 West County Road 500 South, Muncie, Indiana requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow a reduced side setback and to allow the existing residential garage to be on a parcel without a dwelling, all for division of the house from the accessory structures through platting, on premises located at 3007 and 3009 East Jackson Street, Muncie, as more accurately described in the application.

BZA 39-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Slayd and Corry Milhollin and The Landing at Redwing, LLC**, 5757 East Inlow Springs Road, Muncie, Indiana requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an event venue for weddings and other events and for a 4' tall ground sign advertising the business in a farm zone on premises located at 5757 East Inlow Springs Road, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 40-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Chad Duane Jones**, 4612 South Hoyt Avenue, Muncie, Indiana requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance, to allow a tattoo business to operate in an existing accessory structure in a residence zone on premises located at 4612 South Hoyt Avenue, Center Township, Delaware County, Indiana, as more accurately described in the application.

- BZA 41-25 Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Candace King**, 8304 East Desoto Street, Muncie, Indiana requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance, to allow a replacement mobile home to be on pier supports rather than a permanent foundation on premises located at 8304 East Desoto Street, Delaware Township, Delaware County, Indiana, as more accurately described in the application.
- BZA 42-25 Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Michael Gregory**, 1224 East 22nd Street, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow an increased height for a new pole barn for personal storage on premises at 1224 East 22nd Street, Muncie, as more accurately described in the application.
- BZA 43-25 Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Muncie City View Homes, LLC**, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow reduced front setback and side street setback for an existing residential structure on premises at 1118, 1120, 1122 and 1124 South Elm Street, Muncie, as more accurately described in the application.
- BZA 44-25 Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow a reduced front setback on premises at 1624 South Elm Street, Muncie, as more accurately described in the application.
- BZA 45-25 Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow a reduced front setback and a reduced side street setback for an existing house on premises at 1201 South High Street, Muncie, as more accurately described in the application.
- BZA 46-25 Jurisdiction: Board of Zoning Appeals**
Being a public hearing on the matter of an application filed by **Muncie City View Homes II, LLC**, 9100 Centre Pointe Drive, Suite 210, West Chester, Ohio, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow a reduced front setback and a reduced side street setback for an existing residential structure on premises located at 1200 and 1204 South Elm Street, Muncie, as more accurately described in the application.

BZA 47-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Brice and Kristina Craig**, 601 South Sycamore Street, Gaston, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance, to allow reduced north side and south side setbacks for a barn replacing one that was damaged by storm on premises at 601 South Sycamore Street, Delaware Township, Harrison County, Indiana, as more accurately described in the application.

BZA 48-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Pegasus Futures II, LLC and McDonalds Restaurant**, 110 North Carpenter Street, Chicago, Illinois, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow an increased front build-to setback on Macedonia Avenue and 29th Street and for the drive-thru lane to be between the building and Macedonia Avenue and 29th Street on premises at the southeast corner of Macedonia Avenue and 29th Street and the west side of Chandler Drive, Muncie, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: