

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

DATE: October 2nd, 2025

PLACE: Commissioners' Court Room
Delaware County Building, 3rd Floor
100 W Main St, Muncie, IN 47305

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

	Board Member	Appointed By	Term
President	Chris Smith	Mayor of Muncie	01/01/2024 to 12/31/2026
Vice Pres.	Nate Carroll	Mayor of Muncie	01/01/2024 to 12/31/2026
	Stephen Brand	County Commissioner Rep.	01/01/2025 to 12/31/2025
	Jerry Dishman	City Council Rep.	01/01/2025 to 12/31/2025
	Teresa Hensley	County Commissioners	01/01/2024 to 12/31/2026
	Richard Ivy	Mayor of Muncie	09/04/2024 to 12/31/2025
	Owen LaChat	Mayor of Muncie	09/04/2023 to 12/31/2025
	Jesse Landess	County Commissioners	01/01/2025 to 12/31/2025
	Rickie Sipe	County Commissioners	01/01/2025 to 12/31/2027

Advisory Members

Tom Borchers County Surveyor	Justin Curley Purdue Ext. Educator	Adam Leach City Engineer
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MINUTES: Consideration of the September 2025 regular meeting minutes.

NEW BUSINESS:

MPC 16-25Z Jurisdiction: City Council
Parcels: 11-11-462-001-000 & 11-11-460-007-000
Being a consideration of an appeal filed by **Peter Linwood Brown by Maureen M. Walby, Power of Attorney**, 1217 North Brentwood Lane, Muncie, Indiana, requesting a change in zone from the **split zoning of R-3 Residence Zone and R-4 Residence Zone to the R-3 Residence Zone** on premises located at 100 North Hodson Avenue, Muncie, Indiana, as more accurately described in the application.

LEGISLATIVE ACTION:

DIRECTOR'S REPORT:

ADJOURNMENT:

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
OCTOBER 2025 REGULAR MONTHLY MEETING
MINUTES**

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday October 2, 2025 at 6:00 P.M., in the Commissioners' Court Room of the Delaware County Building, Muncie Indiana. President Chris Smith called the meeting to order.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Ms. Swackhamer called roll and the following members were present: Mr. Brand, Mr. Dishman, Ms. Hensley, Mr. LaChat, Ms. Sipe, and Mr. Smith. Absent: Mr. Borchers, Mr. Carroll, Mr. Curley, Mr. Ivy, Mr. Landess, and Mr. Leach. Also present: Mr. Murphy, attorney for the Board.

MINUTES:

Mr. Brand made a motion to approve the September, 2025 regular monthly meeting minutes. Ms. Sipe seconded the motion. Voting in favor: Mr. Brand, Mr. Dishman, Mr. LaChat, and Ms. Sipe. Voting against: None. Abstaining: Ms. Hensley and Mr. Smith.

NEW BUSINESS:

MPC 16-25Z Jurisdiction: City Council

Parcels: 11-11-462-001-000 & 11-11-460-007-000

Being a consideration of an appeal filed by **Peter Linwood Brown by Maureen M. Walby, Power of Attorney**, 1217 North Brentwood Lane, Muncie, Indiana, requesting a change in zone from the split zoning of R-3 Residence Zone and R-4 Residence Zone to the R-3 Residence Zone on premises located at 100 North Hodson Avenue, Muncie, Indiana, as more accurately described in the application.

Maureen Walby, 1217 N. Brentwood Ln., Muncie, Indiana, appeared. She stated that when she had gone to pay the taxes, she discovered that the parcel was actually two lots and that half the house was one each lot. She stated that half of the house had been sold to an investor since she never received the tax bill for that one parcel. She stated that she had the deed corrected and paid all of the taxes up to date. She stated that when she tried to combine the two parcels was when she then found out that they were two separate zones, and that that they needed to be the same to be combined.

Mr. Smith asked if she lived there.

Ms. Walby stated no, her son Peter Brown lived there.

Mr. Smith asked how long he had lived there.

Ms. Walby stated that it had been 11 years.

Mr. Smith asked if Mr. Brown planned on doing anything else with the property or if the request was simply to clear up the zoning issue.

Ms. Walby stated it was just for the zoning issue. She stated that they would be doing a few repairs to property but that nothing would change with the use.

Mr. Brand asked if she had heard back from any of the neighbors.

Ms. Walby stated no.

Mr. LaChat stated that one of the neighboring houses was in the R-4 Residence Zone and another was in the R-3 Residence Zone, but that her issue was she was in two zones.

Ms. Walby stated yes.

No one appeared in opposition.

Mr. Dishman made a motion for a favorable recommendation for MPC 16-25Z requesting a change in zone from the split zoning of R-3 Residence Zone and R-4 Residence Zone to the R-3 Residence Zone. Mr. Brand seconded the motion. Voting in favor: Mr. Brand, Mr. Dishman, Ms. Hensley, Mr. LaChat, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, a favorable recommendation for MPC 16-25Z will be forwarded to City Council for introduction at their November 3, 2025 meeting.

LEGISLATIVE ACTION:

Ms. Swackhamer reported that Bradburn Realty, MPC 13-25Z requesting a change in zoning from the R-3 Residence Zone to the BC Community Business Zone, which had received an unfavorable recommendation from this Board, had been withdrawn by the applicant prior to filing with City Council. She stated that BZA 35-25, the special use filed by McGuff Supply and TWG Development for the 98 unit apartment had received a favorable recommendation from this Board, and approval by the BZA at their September meeting.

DIRECTOR'S REPORT:

Ms. Swackhamer stated that she had provided the Board with the numbers for permits, inspections, rezonings, variances, and plats for the year to date. She stated that for the MPO side of the office the Annual Completion Report and Annual Obligation of Projects were due and had been submitted and were posted on the DMMPC website. She stated that at their September 15th, 2025 meeting the County Commissioners had tabled the Solar Ordinance, and that their

next meeting was October 7th, 2025. She stated that the 2026 budget had been approved and that she was happy to report that 2% raises had been approved for all of the employees and that it was nice to see that County Council recognized all the work that the office did. She stated that she had sent out a Request for Proposal (RFP) for a complete revision of the Delaware County Comprehensive Zoning Ordinance and the City of Muncie Comprehensive Zoning Ordinance which also included the Subdivision Ordinances for both areas. She stated that it would be a 12-18 month process and would involve many other agencies that utilize those documents and that she would send emails to keep the Board updated. She stated that Ball State University would be opening a CAP studio at 306 South Walnut Street and that it was 5,000 square foot area for classes, workshops, displays, and other activities for the College of Architecture and Planning.

ADJOURNMENT:

Chris Smith, President

Kylene Swackhamer, Secretary