

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

DATE: December 18, 2025

PLACE: Commissioners Court Room
Delaware County Building, Rm 309 A
100 W. Main St., Muncie, IN 47305

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 September, 2025 regular monthly meeting minutes, the October, 2025 regular monthly meeting minutes, and the November, 2025 regular monthly meeting minutes.

OLD BUSINESS:

BZA 56-25 Jurisdiction: Board of Zoning Appeals

Being a continuation of a public hearing on the matter of an application filed by **Andrew Collins**, 6320 North County Road 600 West Gaston, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow increased height for a new accessory structure and to allow the accessory structures total square footage to be to be greater than that of the dwelling, all for a new pole barn in a residence zone, on premises located at 6320 North County Road 600 West, Harrison Township, Delaware County, Indiana, as more accurately described in the application.

NEW BUSINESS:

BZA 63-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Ditch Lily Designs, LLC, and Rebekah Hanna**, PO Box 549, Muncie, Indiana, requesting a variance of use and variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow conversion of an existing commercial building to contain 3 business suites in a residence zone, on premises located at 217 South Cherry Street, Muncie, Indiana, as more accurately described in the application.

BZA 64-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Linsey Young**, 1600 East County Road 900 North, Eaton, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance, to allow a decreased front setback, and to allow a decreased rear setback for a new barn in a farm zone on premises located at 1600 East County Road 900 North, Union Township, Delaware County, Indiana, as more accurately described in the application.

BZA 65-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Steven S. Massie**, 11801 West County Road 400 South, Yorktown, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow operation of a tree service business, including the storage of work vehicles, in a farm zone on premises located at 11801 West County Road 400 South, Salem Township, Delaware County, Indiana, as more accurately described in the application.

OTHER BUSINESS:

RULES OF PROCEDURE: Consideration of the updated rules and procedures for the Board of Zoning Appeals.

REPORT FROM DIRECTOR:

ADJOURNMENT: