

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

**DATE:** December 4<sup>th</sup>, 2025

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

**TIME:** 6:00 P.M.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

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

**Advisory Members**

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| <b>Tom Borchers</b><br>County Surveyor | <b>Justin Curley</b><br>Purdue Ext. Educator | <b>Adam Leach</b><br>City Engineer |
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**MINUTES:** Consideration of the November 2025 regular meeting minutes.

**NEW BUSINESS:**

**MPC 05-25A Jurisdiction: City Council**

Being a consideration of approval to amend the text of the **Subdivision Regulations for the City of Muncie** regarding changes as described in the following: Article V Improvements and Requirements, supplement the subsection after SECTION 28-30 SIDEWALKS as SECTION 28-31 NATURAL FEATURES, and then recodify the remaining subsections.

**MPC 22-25S Jurisdiction: Delaware-Muncie Metropolitan Plan Commission**

**Parcel: 10-12-276-004-000**

Being a public hearing on the matter of primary approval for **Mason Ridge Subdivision**, a subdivision consisting of 126 lots, generally located on the northwest corner of West Jackson Street and North Morrison Avenue, Muncie, Indiana.

**LEGISLATIVE ACTION:**

**DIRECTOR'S REPORT:**

**ADJOURNMENT:**

**DELaware-MUNCIE METROPOLITAN PLAN COMMISSION**  
**DECEMBER 2025 REGULAR MONTHLY MEETING**  
**MINUTES**

The Delaware-Muncie Metropolitan Plan Commission (MPC) held its regular monthly meeting on Thursday, December 4, 2025 at 6:00 PM, in the Commissioners' Court Room of the Delaware County Building, 100 West Main Street, Room 309A, Delaware County, 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. Borchers, Mr. Brand, Mr. Carroll, Mr. Dishman, Ms. Hensley, Mr. Ivy, Mr. LaChat, Mr. Leach, Ms. Sipe, and Mr. Smith. Absent: Mr. Curley and Mr. Landess.

**MINUTES:**

Mr. Carroll made a motion to approve the November, 2025 regular meeting minutes. Mr. LaChat seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Dishman, Ms. Hensley, Mr. Ivy, Mr. LaChat, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, November, 2025 minutes approved.

Mr. Smith asked everyone to please silence their cell phones. He also explained the rules of procedure for speaking and that the applicant would have an opportunity to state their case with those speaking in support next, followed by anyone in opposition. He stated that a time of 3 minutes would be allotted for each speaker, and that it would take 5 votes for official action on a matter. He stated that normally this Board would be forwarding a favorable or unfavorable recommendation, however there was one case on the agenda that this Board would approve, deny, or approve with conditions.

**NEW BUSINESS:**

**MPC 05-25A Jurisdiction: City Council**

Being a consideration of approval to amend the text of the **Subdivision Regulations for the City of Muncie** regarding changes as described in the following: Article V Improvements and Requirements, supplement the subsection after SECTION 28-30 SIDEWALKS as SECTION 28-31 NATURAL FEATURES, and then recodify the remaining subsections.

Ms. Swackhamer stated that this matter began in 2023 as a request from the Muncie Urban Forestry Committee to amend the City Subdivision Ordinance to match the County Subdivision

Ordinance regarding tree plantings. She stated that the committee had worked with a former staff member, and the matter had been picked back up for consideration. She stated that at the 2023 October MPC meeting, Commissioner Henry suggested a focus group be formed and that was created this year. She stated that the group included Malcolm Cairnes, the Chair of the Muncie Urban Forestry Committee, Courtney Pruitt, Stormwater Compliance Inspector with MSD, Josh Perkins, owner of Plant Studio Landscaping, Justin Curley, Purdue Extension County Director, and the former City Building Commissioner, Steve Selve, who also spoke to the City Engineer Adam Leach. She stated that they had agreed that the language in the County Subdivision Ordinance could be mirrored in the City Subdivision Ordinance and that they had discussed Bonds, but decided that any Bond would fall under the Mayor's executive decision, so no language was added to the Ordinance. She stated that a Certificate of Occupancy was at the decision of the City Building Commissioner, so no restrictive language was included in the Ordinance amendments. She stated that the original request was that the trees be planted in the right-of-way and that the City Building Commissioner and City Engineer both disagreed with that due to the damage it would cause to the sidewalks. She stated that she would be happy to answer any questions from the Board and that she had received a letter of support from Adam Breland, Professor of Geography and member of the Muncie Urban Forestry Committee that she had provided to the Board members.

Malcolm Cairnes, Chair of the Muncie Urban Forestry Committee, appeared and stated that he was in favor, but that he had a few concerns and that he had a statement he would read. "I am the chair of Muncie Urban Forestry Committee, a 9-member body established by City Ordinance to advise and support our City Forester and the Muncie Parks Urban Forestry Program. We initiated this proposed ordinance over a year ago and with the assistance of a former Plan Commission staff member they discovered that street trees are required by the County Subdivision Ordinance. I am going to emphasize that street trees were required by the County Subdivision Ordinance but not in the City (Subdivision) Ordinance. We requested that the Plan Commission consider an ordinance change to bring the city requirements up to that of the county.". He stated that part of the Subdivision Ordinance stated that "the subdivider shall provide at least 2 trees per front yard in the street right-of-way. Such trees shall have a minimum trunk diameter of not less than 2", measured 12" above ground". He continued to read "the draft they were considering changed that language from "on the street right-of-way" to "in the front yard setback". They were supporting any change that would require more trees in our residential subdivisions, they would respectfully ask that these required trees be on the right-of-way as indicated by the County Ordinance. Mapping of their grant funded tree inventory and assessment of Muncie's public trees indicates tree deserts along the public streets in a variety of locations including the downtown area and older residential areas where substantial numbers of street trees have been removed and not replaced, interestingly in residential and office and commercial subdivisions developed in the last 40 years where no street trees were required. Requiring street trees to be planted in the right-of-way of new subdivisions will address the avoidance of future tree deserts. Trees matter. This is not a request for simple beautification efforts. Trees in our urban environment should be considered urban infrastructure. They filter air pollutant, sequester carbon, provide comfortable microclimate, and importantly, have been shown to moderate temperatures associated with our urban heat islands. The provision of street trees as

infrastructure should be considered a wise and economical addition to other public improvements associated with subdivision development. We support this proposal as drafted but with respect asking that the required trees should be provided in the right-of-way matching the requirement in the (County) Ordinance".

Mayor Ridenour, appeared in support but not in the right-of-way as they can damage sidewalks. He stated that recently they worked on University Avenue and that they had to remove several trees. He stated that they want the trees and that the City supports the amendment as written.

No one appeared in opposition.

Mr. LaChat stated that he had heard that the root system of a tree was approximately the width of its leaves, and asked if anyone knew if that was true.

Mr. Brand stated that it would depend on the type of tree. He stated that there were some trees where the roots went straight down and others that would grow out.

Mr. LaChat stated that in his neighborhood, if he planted a tree 8-10" in diameter he would imagine that the roots would probably grow under sidewalks and roads at some point.

Mr. Brand asked for clarification that the Board was making a favorable or unfavorable recommendation on this matter.

Ms. Swackhamer stated that the Board would make a favorable or unfavorable recommendation that would be forwarded to City Council for final action.

Mr. Brand made a motion for a favorable recommendation for MPC 05-25A to be forwarded to City Council. Ms. Sipe seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Dishman, Ms. Hensley, Mr. Ivy, Mr. LaChat, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, MPC 05-25A to be forwarded to City Council for introduction at their January 5, 2026 meeting.

#### **MPC 22-25S Jurisdiction: Delaware-Muncie Metropolitan Plan Commission**

##### **Parcel: 10-12-276-004-000**

Being a public hearing on the matter of primary approval for **Mason Ridge Subdivision**, a subdivision consisting of 126 lots, generally located on the northwest corner of West Jackson Street and North Morrison Avenue, Muncie, Indiana.

Auston Lewis, Banning Engineering, 853 Columbia Rd., Plainfield, Indiana, appeared to represent the applicant. He thanked the Board for their time, Plan Commission Staff, and Mr. Leach and Mr. Anderson for their help during the process. He stated that DR Horton was founded in 1978 and were the largest home builder in the United States and have built over 1 million homes. He stated that their mission statement was to deliver quality and affordable homes across the country and that they want to provide homes for every stage of life. He stated that they were the

current builder in the Storer Estates Neighborhood through their partnership with the City. He stated that the Mason Ridge Subdivision site was at Morrison Road and Jackson Street placing them 2 miles from Ball State, 2.5 miles from downtown Muncie, and about 1.5 miles from McGalliard Road. He stated that the parcel was currently zoned R-1 Residence Zone and would consist of 126 lots on the 37 acres with 2 entrances and that there would be 10.5 acres of greenspace and amenities area. He stated that the subdivision would have internal sidewalks that would allow the residents to walk to the amenities area. He stated that the minimum lot size was 50' wide by 125' deep with the majority of the lots being larger than 50' wide. He shared images of the homes in Storer Estates and stated that these homes would be very similar to what DR Horton had developed in that subdivision.

Mr. Dishman asked if they would be using local contractors.

Mr. Lewis stated that would be a question for DR Horton. He stated that the developer, Oakmont Development, was based out of Fort Wayne and that they would be the ones deciding on contractors.

Mr. LaChat stated that Storer Estates looked great and that DR Horton did a great job and asked if these lot sizes were smaller than at Storer or similar.

Mr. Smith stated that he had the same question and that he looked the lot sizes from Storer Estates and that the square footage was twice the size of Mason Ridges proposed lots.

Mr. Carroll asked who was developing the subdivision.

Mr. Lewis stated it was Oakmont Development.

Mr. Smith asked who determined the size of the lots and how many could be placed in a subdivision.

Mr. Lewis stated that was DR Horton.

Ms. Swackhamer stated that what was written in the ordinance had to be followed and then it was up to the developers.

Mr. Lewis stated that the ordinance requirement for lot size in the R-1 Residence Zone was 40' by 120' and that they would be developing a minimum lot size of 50' by 125' with most lots being bigger than that.

Mr. Smith asked who determined that they would go by that minimum lot size.

Rob Lukemire, DR Horton, 3665 Priority South Dr., Indianapolis, Indiana, appeared. He stated that although zoning allowed for more density, they did not feel that 40' wide lots were big enough and that based on the community they determined the right fit would be 50' wide lots.

Mr. LaChat asked if they would be similar to Storer Estates just smaller lot sizes.

Mr. Lukemier stated yes. He stated that there would be a mix of 1-story and 2 story homes ranging from 1500-2600 square feet.

Ms. Hensley asked how much the homes would sell for. And how many bedrooms they might have.

Mr. Lukemier stated that they would range from \$300,000 to \$325,000. And that they would be mostly 3 bedrooms with a few 4 bedrooms.

Mr. LaChat asked what the distance between 2 homes would be.

Mr. Lukemier stated that the minimum between 2 houses would be 10' setbacks.

Mr. LaChat asked if they had any other subdivisions with this sized lot and if they sold those ok.

Mr. Lewis stated yes, they had many this size and that they sold fine.

Mr. Brand asked if they would be asking for any variances.

Mr. Lewis stated not as of right now.

Mr. Lukemeir stated that he would give his contact information for anyone who may want to ask any questions after the meeting.

Mr. Ivy asked if they had talked with any of the neighborhood associations nearby.

Mr. Lukemeir stated not officially, but that he had met a few at this meeting. He stated that usually that was something that would happen during the rezoning process, but that since this property was already zoned properly, it fast-forwarded to this phase in the process. He stated that the developer had reached out to some of the neighbors for discussions and had some luck reaching a few of them. He stated that he knew some of the neighboring HOA's had some concerns about drainage and the existing tree line and that he was available to answer any of those questions.

Mr. LaChat asked if this was under Muncie Police and Fire Departments and Yorktown School district.

Mr. Smith stated yes. He stated that he did not want to continue to compare this to Storer Estates, but he asked how different these floor plans would be from those homes.

Mr. Lukemeir stated that they no longer offer some of the floor plans that were used at Storer but that they would be very relatable. He stated that they would have full color renderings soon

and that they hoped to have a model home built the first quarter of next year and by that time they would have 4 elevations of floor plans.

Mr. LaChat asked when they anticipated a full sell out of homes based on our demographic.

Mr. Lukemeir stated that the development would be a 3 year sales base.

Mr. LaChat asked if they would be developing all of the streets first.

Mr. Lukemeir stated that they would be developing in 3 phases. He stated that all of the ground work and ponds would be in the first phase along with most of the streets.

Mr. LaChat asked if the ponds were just for lot drainage or if they would also be connecting to the drains along Morrison Road.

Mr. Lewis stated that they were planning to install their own storm discharge to the creek and that the ponds would be for storage for the site.

Mr. LaChat asked for clarification that they would store the water in the ponds and then run off to the creek.

Mr. Lewis stated yes. He stated that they would meet all of the ordinance requirements.

Mr. LaChat asked what type of common amenities they planned on building.

Mr. Lukemeir stated that they had not yet fully planned all of the amenities, there would be a greenspace directly off of Morrison Road that they did not intend to just leave fully as greenspace.

Mr. LaChat asked if there would be a playground or a shelter area.

Mr. Lukemeir stated that it would be something along those lines.

Ms. Hensley asked if there would be an HOA.

Mr. Lewis stated yes.

Mayor Ridenour, appeared and stated that this was not a city project, but that they were extremely pleased with the work done at Storer Estates. He stated that they originally thought it might take 3 years to sell out and they did so in 5 months which showed DR Horton that there was a demand for housing in this area. He stated that there were 10,000 people coming to Delaware County everyday to work that do not live in the community and that their income tax dollars go to those other counties. He stated that when they built the River Lofts, they discovered that 39 of the 59 tenants that moved in already worked in Delaware County but that they had

been living in Hamilton and Madison County. He stated that those 39 tenants stated that they had not moved here earlier because there was no new suitable housing and that was another reason why they built Storer Estates and sold all of the lots to DR Horton. He stated that they tried to get local contractors to build, but that no one purchased any lots so they were all sold to DR Horton who had been fantastic to work with. He stated that 2 physicians and others from Hamilton County had moved into Storer Estates and that this would be a similar type of development for people who probably already work in Delaware County. He stated that 42% of all property taxes would go to Yorktown Schools, 24% would go to the City for Fire, EMS and Police services, and 19% would go to the County for other services with the balance going to MSD, the Libraries, and the Township. He stated that providing options for people to live and work in our community is critical to the longterm sustainability of our city and our county. He stated that DR Horton was the #1 home builder in the country and that they had asked for nothing from the city. He stated that some of the lots would be a little skinnier than those in Storer Estates, but that this would be a great draw for people who come here to work to actually live here and that he was very supportive and would ask for a favorable recommendation.

Wayne Sage, a resident of Muncie for the past 49 years appeared to speak in opposition. He stated that he and his wife had been living in the Saddlebrook Addition since 2002. He stated that an acre was 43,560 square feet and that the typical lot size mentioned in the application would be 6,250 square feet which was just a little more than 1/8 of an acre. He stated that they heard that the houses in Mason Ridge would likely be in the \$300,000 range and possibly higher depending on the amenities. He stated that if he were going to spend \$300,000 or more on a home, he would want more than 1/8 of an acre and in fact the building type may be restricted by that size of lot. He stated that from a housing density standpoint, if you take the 126 lots and space them out over the acreage, knowing that 21.15 acres were designated for lots, you end up with 5.95 houses per acre. He stated that smaller lots were not always attractive to a potential buyer, consider Pineview at Riverside which was .15 acres per lot which was slightly larger than those proposed by Mason Ridge. He stated that after 20 years, 37 of the smaller lots were still for sale in Pineview at Riverside. He stated that Mason Ridge lots were considerably smaller than those in Phase 1 of Storer Estates which ranged from 9,600 to 14,212 square feet. He stated that they were in favor of projects like this, but not the way this was set up with that many lots in such a confined area. He stated that they lived just off Morrison Road and that cars tend to cluster together heading north and south along Morrison Road and that at times there were 6-8 cars lined up together, passing by in groups one right after another. He stated that cars coming and going to Mason Ridge to work, school, and other events would add to that number of cars all impacting the traffic in that area. He stated that he had been on a number of Committees at Ball State and that 5 factors potential home buyers looked at were: quality of schools, better restaurants, amenities such as shopping and entertainment, and transit systems with housing being the last item looked at.

Mark Collette, Board Member of Clearwater Condos appeared to speak in opposition. He stated that he had similar concerns to Mr. Sage and that he could not imagine school buses getting in and out of the proposed neighborhood. He stated that a lot of dangerous situations could occur with traffic so close to the roundabout. He stated that he had talked with the President of Willow

Lakes, Dave Wilson, and Jeff Thomas the developer and that he found out that some of the homes would have just 10' from an exterior wall to a neighboring homes exterior wall. He stated that seemed like a very narrow path between homes and that they were stacking them together. He stated that they had concerns about the treeline and that Mr. Thomas assured him that those trees would stay in place and that no fences would be installed which was another concern of his community. He stated that to know there would be an HOA was a great thing for rules and regulations to keep the neighborhood nice and neat. He stated that they were concerned with the sidewalks since they did see a lot of people walking along Morrison Road and he asked if there would be a sidewalk on the west side of Morrison Road. He stated that he drove through Storer Estates and that they were definitely on wider lots and that he was disappointed that these would be smaller and that the photos provided show the homes not being brick but possible vinyl.

Dave Wilson, President of the HOA at Willowlake appeared in opposition. He stated that they would prefer this did not happen at all but that if it did, there were many negatives and concerns. He stated that privacy, property values, and the peacefulness of their neighborhood would be impacted. He stated that there was very little space along the back lots and that they would be very close to their homes. He stated that their greenspace, lake, and pool would be very attractive to people that moved to Mason Ridge and that kids would want to try and come play, swim, and fish there even though it was private and not allowed. He stated that they had a nice circular area to walk and that they had concerns of people walking through and cutting through on their private property to get to Wal-Mart and Lowe's. He stated that if this was approved, they ask that they build an 8-10' privacy fence along the entire north edge of their property so that they would not suffer any damages. He stated that they wanted to be good neighbors and hoped that they would be good neighbors as well.

Jill Gasper, 1300 N. Saybrook, Muncie, Indiana, appeared in opposition. She stated that she lived on the west side of the proposed addition and that although she was only going to be there temporarily, this would have an impact on her neighbors, most of who were senior citizens. She stated that they value privacy and peacefulness. She stated that she and her husband had lived in Delaware County all of their lives and had been property owners since 1979 and that for 39 years they had lived in Mt. Pleasant Township. She stated that she was very familiar with the schools in that area and that if anyone had any questions, she would be happy to answer them. She stated that over time they had witnessed the development of many subdivisions such as TK Homes, Deerbrook, Herron Point, and others with the difference being that those developers lived in the community and made sure that they remained well maintained. She stated that those developers became leaders, served on Boards, and became supporters of the community that they had invested in. She stated that she had been checking Zillow lately and that there were 500 listings in the 47303, 47304, and 47396, areas so she believed that there was plenty of housing available. She stated that location was important and that this was a prime area and because of that it deserved an attractive vision and that these lot sizes were not sufficient. She stated that it reminded her of the "cheesebox" addition on McGalliard Road near the Muncie Mall with small homes and small lots. She stated that while searching on Beacon, she found that some of the smaller lots were behind the Northwest Plaza and along Bethel Avenue, so it was hard to find 50'

wide lots. She stated that she believed that it would be approved, but she would ask the Board to take a pause to look at the longterm cohesion of the area.

Deb Spanis, 1308 N. Saybrook Lane, Muncie, Indiana, appeared in opposition. She stated that she agreed with everything that had been said so far. She stated that with the number of lots in the addition, she wondered how many kids would be able to play on their designated greenspace and was concerned that they would end up playing in the roads. She stated that with the smaller size of the lots they also questioned where cars would park if there was not room in their driveways. She stated that Clearwater Condominiums had terrible flooding issue now due to a farmer removing trees and that she had water right up to her sunroom and was worried it would get worse. She stated that she had safety concerns regarding their pond. She stated that they have had issue with people trying to fish there and that when they called the Police, it took them a long time to arrive and that the people were already gone. She also questioned how Mason Ridge would contain their pond for safety as well. She stated that they were not opposed to a subdivision, but that the lots were very small.

Colby Gray, 212 E. McCullough Blvd, Muncie, Indiana, appeared in opposition. He stated that as an Urban Planner he was concerned that the county was structurally overbuilt with sidewalks and streets that we could not afford to maintain. He stated that there were "legacy" neighborhoods that were in economical trouble where the cost to making repairs to those homes were a challenge for property owners. He stated that it was not so much the homes that he was concerned with, it was the creation of more infrastructure to maintain and that subdivisions never generate the tax revenue they need to maintain themselves. He stated that what was happening was a trade of farm fields that generated taxes and did not require much for a subdivision that had a high demand for resources and would not generate enough to maintain itself. He stated that he had submitted a letter to the Board with much more detail and that he had another one to add that looked at how much money was being generated from the tax perspective and road maintenance estimates based on how much tax revenue was being generated. He stated that there were parts of the community that were just overbuilt and that he would suggest taking a pause on future subdivision development in order to deal with infrastructure issues.

Linda Gray, appeared to speak in opposition. She stated that she and her husband had lived in Saddlebrook for 22 years and that in that time they had witnessed the increase in traffic on Morrison Road. She stated that there were times that they would have to wait 8-10 minutes to get into or out of her addition depending on the time of day. She stated that the roundabout to the south next to the train tracks backed traffic up sometimes all the way to Petty Road and becomes a traffic jam. She stated that there was very little speed control in that area and that people drive sometimes 60 mph. She stated that 2 nursing homes had been built since she moved in and that the population had increased and yet nothing had been done to help those traffic issues on Morrison Road and she asked the Board to consider what adding these homes would do to the existing problem.

Dick Russell, 1312 N. Saybrook, Muncie, Indiana, appeared in opposition. He stated that he would agree with everything that he had heard and that they did enjoy their privacy. He stated that the development would come right up to theirs homes and that a fence needed to be added along that edge of the property and along the treeline. He stated that if it was going to move forward, his ideal outcome would be that a pause take place to discuss some of those concerns mentioned.

Lisa Carr, 4917 W Churchill, Muncie, Indiana, appeared in opposition. She stated that change was hard. She stated that they love their privacy and having the deer come across the field and that they did not want to lose that. She stated she lived on the south corner of Morrison Road and that she had real concerns about how small the lots were going to be and how dense the houses would be. She stated that she would ask that a fence be installed and be kept maintained.

Mr. Lukemeir stated that he appreciated all of the feedback and that he took many notes to learn by listening to everyone. He stated that he wanted to clarify that when he stated earlier that they would begin building homes next year, he meant in early 2027, not in 2026. He stated that they had conducted a traffic study and that along Morrison Road, they would be creating a left turn lane into the neighborhood. He stated that the turn lane would not help with the train and roundabout traffic, but that he wanted to mention it.

Mr. Smith asked if that turn lane was going north or south on Morrison Road.

Mr. Lewis stated it was northbound.

Mr. LaChat asked if there was a southbound lane.

Mr. Lewis stated that it was southbound. He stated that the southbound on Morrison Road would jog to allow the lefthand turn lane because if they installed the lefthand turn lane now, it would meet the on-coming traffic, so they had to add the jog as a deceleration lane and go straight or turn into the subdivision.

Mr. LaChat clarified his point was that they would not impede traffic northbound or southbound because they had some road carved out to either turn right or turn left.

Mr. Lewis stated that was correct.

Mr. Smith asked for clarification if going northbound on Morrison Road was there a left turn lane.

Mr. Lewis stated that northbound there would be a dedicated left turn lane and a dedicated lane to continue north on Morrison Road. He stated that going southbound on Morrison Road there was a jog lane for a deceleration lane that would be a turn lane or to continue straight.

Mr. Leach stated that to compare it would be similar to Wheeling Avenue north of Riggins Road near the Cardinal Greenway, this would be the same setup having a left turn lane for the northbound traffic into that neighborhood so that it would not impede traffic.

Mr. Smith asked what the process was for installing that jog for the turns.

Mr. Lewis stated that since they were placing that turnlane on the subdivision property, they would only be closing down to one lane at a time and pave that first and that during the process they would have a flagger for traffic.

Mr. Smith asked if that would happen at the beginning or end of the of the overall development.

Mr. Lewis stated that it would happen at the beginning as part of Phase 1 starting with grading the whole site and then installing the infrastructure. He stated that they would keep it as gravel initially to help keep the dirt and mud off the roads after they pave the internal roads.

Mr. Carroll asked Mr. Borchers if he thought the pond would help with any of the flooding issues on Jackson Street.

Mr. Borchers stated that he did believe that it would help. He stated that one of the largest drainage ditches in Delaware County was there and that they had it flagged as a wetland on their drawings and he did not think that it was. He stated that he felt that maintenance along Jackson Street would have helped out and that wetland might not have ever appeared. He stated that when they take the berms down from the road all of the water would go into those ponds and not back up onto the road with the way they were to grade the area so actually he believed it would help the water situation.

Mr. Lewis stated that in a normal rainfall they would be reducing the water discharge by ~75% and in 100 years they would reducing that by nearly 90% because of how their ponds were shaped and how much they can detain. He stated that in a large rainfall this area was discharging 59 and that they were cutting that down to 4 since their outlet would have a controlled drain rate instead of just a free fall.

Mr. LaChat asked what he meant by 59.

Mr. Lewis stated that it was cubic feet per second. He stated that in regards to lot sizes, they were meeting all of the requirements for the R-1 Residence Zone of 40' by 120' and that their lots would all be 50' by 125' or greater.

Mr. Lukemeir stated that on the plans he passed out the 5 lots that were 50' wide were marked.

Mr. LaChat asked if those were the only lots to be 50' wide.

Mr. Lewis stated that there were a few on the interior that were 50' to 53' wide and that many of the lots were 60' wide.

Mr. LaChat stated that several people living on Saybrook were present and that their lots look similar sized to these lots and that he was trying to gauge what 60' wide lots really looked like and if 60' wide lots were common already.

(audience member stated that they were condos)

Mr. Smith stated to clarify that the Boards' responsibility was to give approval, denial, or approval with conditions. He stated that this matter would not go to another deciding body, but would go back to the Plat Committee.

Ms. Swackhamer stated that this was a Preliminary Plat and would continue with the Plat Committee but that the approval from the Plat Committee would be automatic since the Subdivision Committee has already heard the matter so if this Board approves the request, it would not be reheard by the Plat Committee.

Mr. Murphy stated that there were some conditions recommended by the Subdivision Committee.

Ms. Swackhamer stated that those were items discussed in the Subdivision Committee meeting for their approval and that new plans had been submitted with all of those changes being made.

Mr. Brand stated that a concern mentioned was the between the north property line and Willowlake and if there would be a willingness to install a barrier.

Mr. Lukemeier stated that it was either a fence or a treeline and that their preference was always a treeline because it was less expensive and easier to maintain.

Mr. LaChat asked if it was a raised tree bed.

Mr. Lukemeir stated that they would like to maintain the existing trees.

Mr. Brand stated that he understood the trees on the westside would stay, and he asked about the northside.

Mr. Lewis stated that the treeline there was about 20' wide and that there would be another 100' buffer to the rear of the house along that property line.

Steve Brehob appeared. He pointed to the map and stated that the distance to the back of the house and the adjacent property was ~100'. He stated that DR Horton's preference would be to landscape that area with trees and work with staff for an approved buffer space. He stated that he would caution against a raised bed because that would cause water issues.

Mr. Brand stated that he agreed, they would not want to force water to the north on Willowlake Addition or to the south.

Mr. Leach stated that the city would not allow it.

Mr. Brehob stated that a fence would be a longterm maintenance issue and that landscaping would have some maintenance but would outlive a fence.

Mr. Brand asked if individual lot owners would be allowed to install fences.

Mr. Brehob stated yes.

Ms. Swackhamer stated for the Boards' knowledge that Mr. Leach, Mr. Borchers, and Ms. Sipe were all on the Subdivision and Plat Committees and had been involved in those meetings.

Mr. Brand asked if all of their recommendations had been addressed in the latest submissions.

Mr. Leach stated yes.

Mr. Borchers stated yes.

Mr. Brand stated that the applicant was meeting all of the zoning requirements, not even at the minimum, they stated that they were not seeking any variances, they were willing work on a buffer plan for the northside, a significant amount trees would remain on the westside, and they had addressed the traffic on Morrison Road at least concerning the turn in with traffic studies. He asked Mr. Leach if he had reviewed the traffic study.

Mr. Leach stated that he had not been provided with the traffic study at this time, but he assumed they would provide him with that. He stated just for general information, a single family home generates 10 trips per day on any given day including mail, trash, buses, deliveries, people coming and going to work and so on. He stated that the peak hour would during ~7:45 and 8:15 AM with people going to work and that if you were talking about 160 homes, 2 trips each, you were looking at around 320 trips distributed between the 2 entrances on the assumption that half would travel east or west and half going north or south. He stated that breaks down to 1 car per 2.5 minutes and that the average annual daily traffic was 5,000 on Morrison Road and 6,277 on Jackson Street, so in engineering terms, this would be a drop in the bucket as far as adding to the traffic. He stated that it would not be insignificant, but that with the turning lane, they had addressed the one concern that he would have had.

Mr. LaChat asked if in his professional opinion, would Mr. Leach anticipate any utility burdens on the infrastructure for neighboring residents such as water pressure dropping or sewage issues.

Mr. Leach stated that the sewer there was newer and larger and that this development was not large in terms of the sewer infrastructure. He stated that they would be addressing some long standing concerns with their stormwater infrastructure and he could not speak to the water since it was Indiana American Water however, they did have a large pressure main of either 18 or 24"

and that they operate between 80-120 psi, and generally speaking you have good water pressure at 60 psi so he had no concerns.

Mr. Brand made a motion for a favorable recommendation for MPC 22-25S with the condition that the developer put a buffer plan in place on the northside of the property. Ms. Hensley seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Dishman, Ms. Hensley, Mr. Ivy, Mr. LaChat, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, MPC 22-25S approved.

**LEGISLATIVE ACTION:**

Ms. Swackhamer reported that 1 rezoning had been adopted by City Council, MPC 16-25Z, Peter Linwood Brown by Maureen M. Walby, Power of Attorney, 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 at 100 North Hodson Avenue, Muncie, and that 2 rezonings had been adopted by the County Commissioners, MPC 17-25Z Estate of Donna M Weiss, requesting a change in zone from the split zoning of F Farming Zone and BV Variety Business Zone to the BV Variety Business Zone at 9001 South County Road 700 West, Daleville, and MPC 18-25Z Ann Fruit, Rene Warner VanFleet, and Cynthia Parker, requesting a change in zone from the R-2 Residence Zone to the BV Variety Business Zone at 4917 North Wheeling Avenue, Muncie, Indiana.

**DIRECTOR'S REPORT:**

Ms. Swackhamer stated that she had provided the Board with the year-to-date numbers for permits, inspections, complaints, variance, rezonings, and plats. She reported that the 3<sup>rd</sup> SS4A Steering Committee meeting was held and that they were in the draft process and should be wrapping up by March, 2026. She reported that the DMMPC was scheduled to host the 2026 MPO conference and that we would be co-hosting with Kokomo and Anderson with the conference to be held in Kokomo. She stated that the conference would be in August, 2026 and that work would begin on finding sponsors and speakers for those session during that event. She stated that a full ordinance revision update was moving forward and that hopefully a firm would be chosen by the end of the year to take on that project. She stated that a few minor typos had been found in the 2026 meeting schedule for MPC she had provided an updated copy for everyone. She stated that she had been honored by the Greater Muncie Chamber of Commerce and received their 2025 Excellence in Public Service Award which was a big honor. She stated that Mr. Brand was at the awards dinner and that she would like to thank her staff and all of the Boards that she worked with who help with everything that the DMMPC does.

Mr. Brand asked for an update on a fence ordinance.

Ms. Swackhamer stated that she had not sent the members any information as of yet and that she wanted a little more time to organize all of the data collected before sending it to them.

Mr. Brand thanked Mr. Borchers and Mr. Leach for attending the meeting.

Ms. Swackhamer stated yes, it was very helpful.

**ADJOURNMENT:**

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Chris Smith, President

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