

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
JANUARY 2026 REGULAR MONTHLY MEETING  
AGENDA**

**DATE:** January 8<sup>th</sup>, 2026

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

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

**PLEDGE OF ALLEGIANCE:**

**INTRODUCTION/CONFIRMATION OF MEMBERS:**

**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**

<b>Tom Borchers</b> County Surveyor	<b>Amanda Bullion</b> Purdue Ext. Educator	<b>Adam Leach</b> City Engineer
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**CONFIRMATION OF ATTORNEY:**

**ELECTION OF OFFICERS:**

**MINUTES:** Consideration of the December 2025 regular meeting minutes.

**NEW BUSINESS:**

**MPC 01-26A**

**Jurisdiction: City Council**

Being a consideration of a Resolution of Approval for the 2025 Zone Map Changes to the Official Zone Maps for The City of Muncie, Indiana.

\*Terms expiring; members serve until new appointments are made.

\*\*Annual appointments by City Council and County Commissioners

**MPC 02-26A**

**Jurisdiction: County Commissioners**

Being a consideration of a Resolution of Approval for the 2025 Zone Map Changes to the Official Zone Maps for the unincorporated area of Delaware County, Indiana.

**LEGISLATIVE ACTION:**

**DIRECTOR'S REPORT:**

**ADJOURNMENT:**

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
JANUARY 2026 REGULAR MONTHLY MEETING  
MINUTES**

**PLEDGE OF ALLEGIANCE:**

**INTRODUCTION/CONFIRMATION OF MEMBERS:**

Ms. Swackhamer reported that Commissioner Brand would remain as the County Commissioner representative on the Board, and that the Commissioners had reappointed Mr. Landess and that the Mayor had reappointed Mr. Ivy and Mr. LaChat to the Board and that Mr. Dishman would remain as the City Council representative. She also reported that Mr. Curley who had been the Purdue Extension advisory member had informed the office that Amanda Bullion would now hold that seat. She stated that Ms. Bullion was present and could explain how that would look moving forward.

Ms. Bullion stated that traditionally the County Extension Director would take the roll as advisory member to the Plan Commission however she was the Health and Human Sciences Educator and that Emily Kring was the Ag and Natural Resources Educator and had a wealth of information. She stated that Ms. Kring covered several counties and was a Delaware County resident and would make a great fit. She stated that she appreciated the Board as they made this transition and that they both looked forward to their role.

**CONFIRMATION OF ATTORNEY:**

Mr. Brand made a motion to retain Mr. Murphy as Board attorney. Mr. Dishman seconded the vote. Ms. Swackhamer called for all those in favor to say aye, all those opposed same sign. She stated that the ayes have it, Mr. Murphy will remain the Board attorney for 2026.

**ROLL CALL:**

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

**ELECTION OF OFFICERS:**

Mr. Smith opened the floor for nominations of officers. Mr. Brand made a motion to retain the current President and Vice-President. Ms. Hensley seconded the motion. There being no further nominations, Mr. Smith declared the nominations closed. Ms. Swackhamer called for all those in favor to say aye, those opposed same sign. She stated that the ayes have it, Mr. Smith will serve as Board President and Mr. Carroll will serve as Board Vice-President for 2026.

**MINUTES:**

Mr. Brand made a motion to approve the December 2025 minutes with the adjustment to the introduction to read Minutes. Mr. Carroll seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Dishman, Ms. Hensley, Mr. Ivy, and Mr. Smith. Voting against: None. Abstaining: Mr. Landess. Motion carried, December, 2025 minutes approved.

**NEW BUSINESS:****MPC 01-26A****Jurisdiction: City Council**

Being a consideration of a Resolution of Approval for the 2025 Zone Map Changes to the Official Zone Maps for The City of Muncie, Indiana.

Ms. Swackhamer stated that these were the 12 rezonings inside the city limits that were heard in 2025 before this Board and then City Council for final action. She stated that this was something that was done annually and that they had all been approved individually but that the Official Zone Map for the City needed to be approved as a whole. She stated that there was a minor correction for MPC 13-25Z, V. Souders Revocable Trust, the correct township was Harrison, MPC 11-25Z, Robert Huddleston did not include the vacated alley on Beacon, but it had been corrected, and MPC 12-25Z, James Dougherty the correct township should be Mt. Pleasant. She stated that Mr. Murphy stated that the Board could move forward with a recommendation having mentioned those 3 corrections.

Mr. Brand asked if the Board was considering both County and City at this time.

Ms. Swackhamer stated that it was just Exhibit A for the City.

Mr. Carroll made a favorable recommendation for the 2025 Official Zone Map changes for the City of Muncie. Mr. Brand seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Dishman, Ms. Hensley, Mr. Ivy, Mr. Landess, and Mr. Smith. Motion carried, MPC 01-26A will be forwarded to City Council for introduction at their February 2, 2026 regular meeting.

**MPC 02-26A****Jurisdiction: County Commissioners**

Being a consideration of a Resolution of Approval for the 2025 Zone Map Changes to the Official Zone Maps for the unincorporated area of Delaware County, Indiana.

Ms. Swackhamer stated that this was similar to the previous case but was for the rezonings that occurred in the county. She stated that there were 4 rezonings which had all been heard by this Board and approved by the County Commissioners.

Mr. Smith asked if there were any amendments on this matter.

Ms. Swackhamer stated no.

Mr. Brand made a favorable recommendation for the 2025 Official Zone Map changes for the unincorporated area of Delaware County. Mr. Carroll seconded the motion. Voting in favor: Mr. Brand, Mr. Carroll, Mr. Dishman, Ms. Hensley, Mr. Ivy, Mr. Landess, and Mr. Smith. Motion carried, MPC 01-26A will be forwarded to County Commissioners for their January 20, 2026 regular meeting.

#### **DIRECTOR'S REPORT:**

Ms. Swackhamer stated that she had provided the Board with her monthly report of permits, inspections, complaints, variances (BZA), rezonings (MPC), plats, and village review (VRC) items that had been filed. She reminded the Board that 10% of the permit fees went to an Unsafe Housing Fund and that the remaining 90% went back to county general funds along with all of the fees collected for contractor registrations. She stated that the Transportation side of the office had several Boards including the Technical Advisory Committee (TAC), the Transportation Policy Committee (TPC), a Transit Coordination Committee, and that we were part of the MPO Council. She stated that member of this Board served as a representative for the Plat Committee and that at this time that was Ms. Sipe. She stated that the Board voted on that member, and that we could vote on Ms. Sipe to continue to serve on that Committee, and that Ms. Sipe enjoyed serving on that Committee.

Mr. Brand made a motion to have Ms. Sipe continue to serve on the Plat Committee. Mr. Carroll seconded the motion. Ms. Swackhamer called for all those in favor to say aye, all those opposed same sign. She stated that the ayes have it, Ms. Sipe will remain on the Plat Committee for 2026.

Mr. Brand asked Ms. Swackhamer to clarify what VRC was for the public.

Ms. Swackhamer stated it was the Village Review Committee and covered development within the Ball State overlay district.

Ms. Swackhamer stated that she wanted to give the Board a list of the Boards and Committees that she served on, some meet monthly, some were bi-monthly or quarterly, and a few were annual. She stated that those included the Cardinal Greenway, Central Indiana Regional Transportation Authority (CIRTA), the Creative Space Action Plan Leadership Council, Treasurer of the East Central Indiana Regional Planning District (ECIRPD), Emergency Management Advisory Committee (EMA), the Local Emergency Planning Committee (LEPC), Muncie Action Plan (MAP), and in office for TAC and TPC. She stated that years ago the office used to have a newsletter and that it was helpful to other agencies as well as the public and that the office was working on bringing that back and welcomed any thoughts for that newsletter. She also reported that Mr. Daniel had retired after 30 years and would be working as a consultant to help get us through the transition.

Mr. Carroll asked on the permit revenue comparisons, it would be nice to understand the difference in the revenue going up and down from year to year. He stated that maybe there was a large project or something that the community should look at to see if we could support those different developments.

Mr. Brand stated that he noticed the same things and thought it might be the type of permit that was applied for because there were 200 more permits applied for in 2025 than in 2023 and there was \$8,000 less in income.

Ms. Swackhamer stated that commercial permits had a much higher fee, for instance when Can Pack was issued that permit was a higher fee.

Mr. Carroll stated that the information was great, it just would be nice to know what those big permits might be.

Mr. Brand asked for an electronic copy of that 3-year comparison.

Ms. Swackhamer stated yes that she planned to provide that information to County Council and the Commissioners so that everyone was more aware of those items.

Mr. Brand asked for an update on the electric fence concerns.

Ms. Swackhamer stated that a lot of information had been collected and that as part of the overall Ordinance revision that would be included. She stated that she did not want to push through an amendment quickly.

Mr. Brand stated that the Commissioners' meeting would typically be on the third Monday of the month but due to the holiday, the January 20<sup>th</sup> meeting was on Tuesday. He stated that he would also like to compliment Ms. Ingermann for presenting at the City Council meeting on Monday.

Ms. Swackhamer stated that she was unable to be there but that she knew Ms. Ingermann would represent the office well.

#### **ADJOURNMENT:**

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Chris Smith, President

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Kylene Swackhamer, Secretary