

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
FEBRUARY - 2026 REGULAR MONTHLY MEETING
AGENDA**

DATE: February 26, 2026

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	Mayor of Muncie	02/10/2026 to 12/31/2026
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
	Vacant	County Commissioners	----- to 12/31/2029
	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	01/01/2026 to 12/31/2029

MINUTES: Consideration of the December, 2025 and the January, 2026 regular monthly meeting minutes.

OLD BUSINESS:

NEW BUSINESS:

BZA 02-26 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Kingdom Recovery, LLC.**, requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow group housing in an existing church building for long-term sober living in a single-family residence zone, and to allow off site parking, and to allow the parking lot to not be paved rather than developed according to engineer standards, on premises located at 304 North Waldemere Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 04-26 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **McDonalds and Pegasus Future II, LLC.**, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a 45' tall pole sign for a new restaurant on a corridor road, on premises located on the southeast corner of Macedonia Avenue and 29th Street, Muncie, Indiana, as more accurately described in the application.

BZA 05-26 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Game of Homes, LLC.**, requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance, to allow two dwellings in a single-family residence zone, and a variance to allow a reduced rear setback of 11', rather than 15', for a variance of 4' for one of the dwellings, on premises located at 1006 West Wayne Street, Muncie, Indiana, as more accurately described in the application.

BZA 06-26 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Raychelle Johnson**, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance, to allow a commissary for a food truck, to allow a commercial store with a commercial kitchen in a pole barn, and to allow a 4'x8' sign to advertise the business., on premises located at 11700 North Old Granville Road, Albany, Indiana, as more accurately described in the application.

OTHER BUSINESS:

REPORT FROM DIRECTOR:

ADJOURNMENT: