

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
PROPOSED ZONING CHANGE APPLICATION**

Jurisdiction: (Check One)

Delaware County

City of Muncie

Submitted: 01/27/20

Case No.: MPC 02-20Z

(1) Applicant: Amvets, Muncie Post 12, INC

Address: 7621 N SR 3, Muncie, IN 47302 Phone: 765-748-4172

(2) Record of Applicant's Ownership:

A. By Deed:
Deed Book No. & Page No.: Instr.#2014R04613
Date of Deed: 4/29/2014

B. By Recorded Contract:
Misc. Book No. & Page No.: _____
Date of Contract: _____

C. By Unrecorded Contract:
Date of Contract: _____
Name of Contract Seller: _____
Book No. & Page No. Of Deed in Seller's Name: _____

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).

See attached

(4) Common Address of Property Involved:

7621 N SR 3, Muncie, In 47302

(5) Proposed zoning change: (Give exact zone classification.)

From the F-Farming, BC-Community Business & II-Intense Industrial Zone _____ Zone

To the BC Community Business & F Farming _____ Zone

- (6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)

See attached

- (7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.

Yes, the owner will develop the property for the use specified in item 6.

- (8) State how the proposed change will not adversely affect the surrounding area.

The proposed change will not adversely affect the area because it is correcting the split zoning and the adjoining parcels zoning classifications match the proposed zoning classifications.

- (9) Will certain variances be requested if the proposed zoning change is granted?
(If yes, list the variances)

No

- (10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? Yes

Has the applicant discussed this rezoning with those owners personally? No

(If answer is yes, give their attitudes toward the rezoning.)

- (11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?

(If answer is yes, attach copy of it and/or explain.)

No

6. This parcel is currently split zoned between the II Intense Industrial, F Farming, and BC Community Business zones. This rezoning is being done to correct the split zoning of the parcel. The part of the parcel that is currently zoned II Intense Industrial is being rezoned to the F Farming zone to correct that split zoning. At the northeast part of the parcel approximately 2.16 acres will be divided and combined with parcel 0722276004000. When dividing the two acres this will take in part of the parcel that is zoned F Farming. We are asking to rezone this part into BC Community Business so that it can be divided with the part that is already zoned BC Community Business and then new development will take place on the new parcel to be created.

AFFIDAVIT

(I or We) Amvets Muncie Post #12 INC- Curtis Writtenhouse-Commander being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(s) of property involved in this application and that the foregoing signatures, statements, and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief.

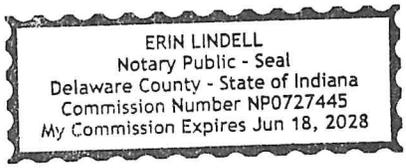
SIGNATURES: *Curtis Writtenhouse*

Subscribed and sworn to before me this 17 day of January, 2026

Erin Lindell
Notary Public

June 18, 2028
My Commission Expires

Resident of Delaware County
State of Indiana



DO NOT WRITE IN THIS SPACE

The foregoing application has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 5th day of March, 2026.

Signed *Erin Lindell*

Date 2/9/26

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
01/12/2026 01:33 PM

Business Details

Business Name: **AMVETS, MUNCIE POST 12, INC.** Business ID: **1991010342**
Entity Type: **Domestic Nonprofit Corporation** Business Status: **Active**
Creation Date: **01/09/1991** Inactive Date:
Principal Office Address: **7621 HWY 3 North, Muncie, IN, 47303, USA** Expiration Date: **Perpetual**
Jurisdiction of Formation: **Indiana** Business Entity Report Due Date: **01/31/2027**
Years Due:

Governing Person Information

Title	Name	Address
Treasurer	Henry Hansen	7621 N. ST Rd 3, Muncie, IN, 47303, USA
Commander	Robert Martin	7621 N St Rd 3, Muncie, IN, 47303, USA
Commander	Curtis Writtenhouse	7621 N St Rd 3, Muncie, IN, 47303, USA

Registered Agent Information

Type: **Individual**
Name: **Robert Martin**
Address: **7621 N St Rd3, Anthony, IN, 47303, USA**

Beasley
2p
lcr

2014R04613
JANE LASATER
DELAWARE COUNTY RECORDER
RECORDED ON
04/29/2014 1:23 PM
REC FEE: 19.00
PAGES: 2

[Space above this line reserved for recording data.]

MAIL TO: 7621 N. State Road 3, Muncie, IN 47303

CORRECTIVE WARRANTY DEED

THIS INDENTURE WITNESSETH, That

Ralph D. Irving, an undivided three-fourths interest and Barbara Irving, an undivided one-fourth interest, as tenants in common (Grantor)

of Delaware County, in the State of Indiana, CONVEY and WARRANT to

Amvets, Muncie Post 12, Inc., an Indiana nonprofit corporation (Grantee)

of Delaware County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

A part of the Northeast Quarter of Section 22, Township 21 North, Range 10 East in Delaware County, Indiana, more particularly described as follows: Commencing at a PK Nail in the intersection of County Road 500 North and State Road 3, said point marking the Northeast corner of said Northeast Quarter, thence South 00 degrees 32 minutes 46 seconds East 1657.01 feet along the centerline of said state road to a point which point is the point of beginning; thence South 00 degrees 12 minutes 34 seconds West 40.00 feet to a point; thence North 89 degrees 47 minutes 26 seconds West 267.00 feet to a 5/8 inch rebar; thence South 00 degrees 12 minutes 34 seconds West 480.00 feet to a 5/8 inch capped rebar; thence South 89 degrees 47 minutes 26 seconds East 267.00 feet to a point in said State Road 3; thence South 00 degrees 12 minutes 34 seconds West 64.330 feet to a point; thence North 89 degrees 54 minutes 37 seconds West 304.35 feet to a 5/8 inch capped rebar; thence North 74 degrees 07 minutes 02 seconds West 229.54 feet to a 5/8 inch capped rebar; thence North 59 degrees 53 minutes 49 seconds West 705.46 feet to a 5/8 inch capped rebar; thence South 89 degrees 42 minutes 48 seconds 395.27 feet to a 5/8 inch capped rebar; thence North 00 degrees 17 minutes 12 seconds West 504.31 feet to the North line of the South half of said section; thence South 89 degrees 48 minutes 35 seconds East 1269.57 feet along said line to a 5/8 inch capped rebar; thence South 00 degrees 12 minutes 34 seconds West 329.93 feet to a 1/2 inch rebar; thence South 89 degrees 47 minutes 26 seconds East 267.00 feet to the point of beginning, containing 20.000 acres, more or less and a non-exclusive ingress egress easement described as follows: 10 feet on each side of the following centerline beginning at a point South 00 degrees 20 minutes 57 seconds East 2241.30 feet away from a PK Nail marking the Northeast corner of the above said Quarter Section; thence North 89 degrees 54 minutes 37 seconds West 304.35 feet; thence North 74 degrees 07 minutes 02 seconds West 229.54 feet; thence North 59 degrees 53 minutes 49 seconds West 705.46 feet. Also subject to the Right of way of State Highway 3, an apparent gas pipeline easement and an apparent sewage easement, as well as any other easements or restrictions of record.

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Duly Entered for Taxation
Transfer Fees \$ 5.00

APR 29 2014

Judy Rust
DELAWARE CO. AUDITOR

ClearTitle



1a

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PARCEL NO. ~~18~~ 07-22-276-002.000-006

Grantee assumes and agrees to pay all taxes and assessments now a lien against said real estate and all taxes and assessments levied against said real estate thereafter.

Subject to all covenants, restrictions, reservations, easements, conditions, rights of way and other rights appearing of record.

This deed is given to correct certain errors and omissions in a Warranty Deed from Grantor to Grantee dated November 12, 2004 and recorded November 24, 2004 in Deed Record 2004, page 8087 in the Office of the Recorder of Delaware County, Indiana.

✓

In Witness Whereof, This deed has been executed by the undersigned Grantors on this 24th day of April, 2014.

Ralph D. Irving
Ralph D. Irving

Barbara Irving
Barbara Irving

STATE OF INDIANA
SS:
DELAWARE COUNTY

Before the undersigned Notary Public in and for said State, on the 24th day of April, 2014, personally appeared Ralph D. Irving and Barbara Irving and acknowledged the voluntary execution of the foregoing deed.

William V. Hughes
Notary Public
A Resident of Delaware County, Indiana

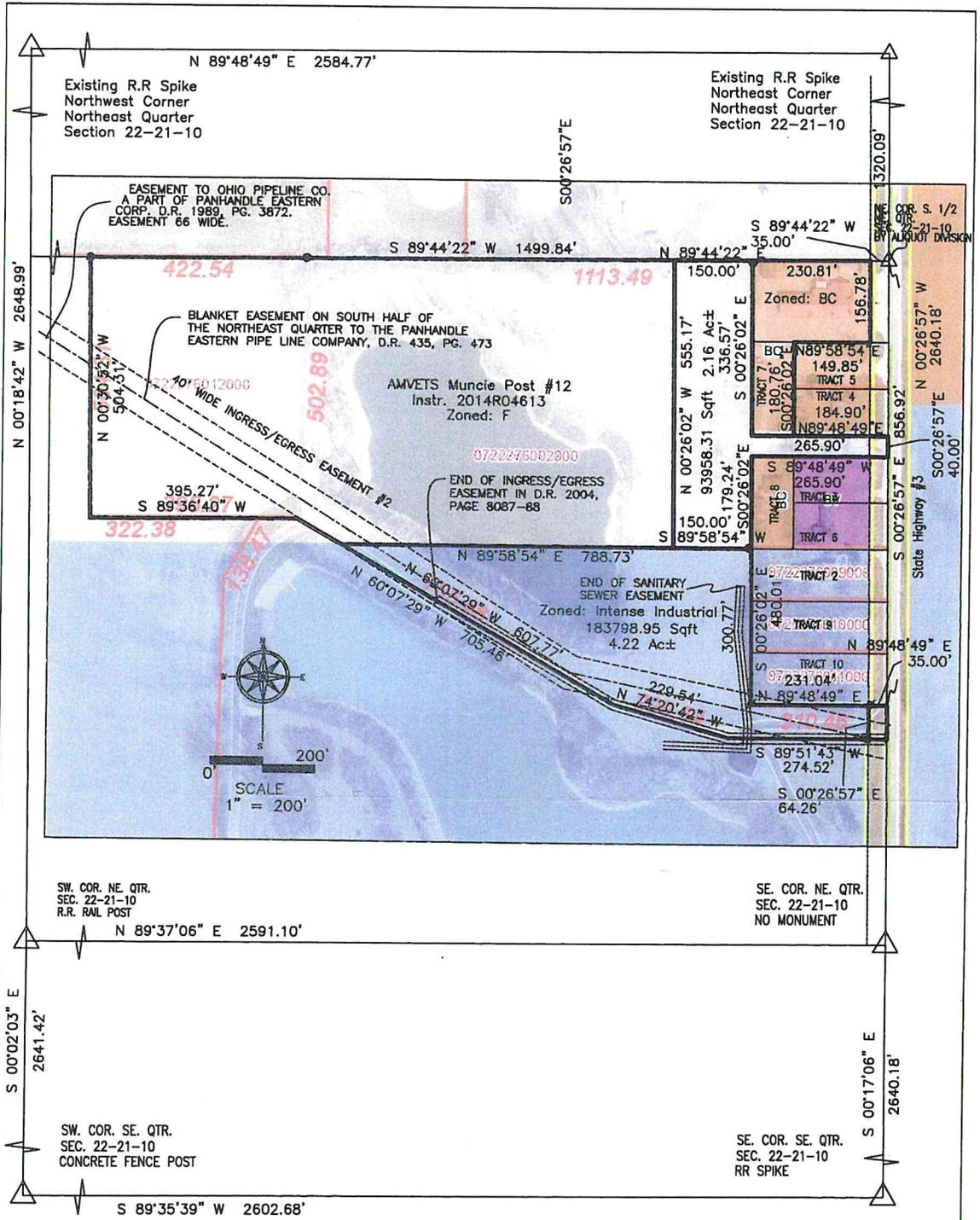


My Commission Expires:
WILLIAM V. HUGHES, Notary Public
A Resident of Delaware County, Indiana
My Commission Expires November 12, 2016

This Instrument Prepared By:
William V. Hughes, Attorney, Beasley & Gilkison LLP, 110 East Charles Street, Muncie, Indiana 47305.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. William V. Hughes.

2 [Space below this line is reserved for recording data.]



This Instrument Prepared by: Haldon L. Ashton
 Accuracy or completeness of subsurface features is not certified.

Revisions	
Date:	
Reason:	
Date:	
Reason:	
Drawn: SMK Date: 01/16/26 Job: 2025818 Client: AMVETS Owner: AMVETS Crew: EHA Electronic Field Book Field Date: 1/13/26 IUPPS REF. #	

Rezone Drawing
 7621 North State
 Highway #3
 Muncie, IN

SECTION CORNER COORDINATES ARE BASED ON INDIANA STATE PLANE EAST ZONE (NORTH AMERICAN DATUM OF 1983, GRS 96 EPOCH 2002.000)

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW (HALDON L. ASHTON).



22 West Washington Street Muncie, IN 47305
 Ph: (317) 282-5594 Fax: (317) 282-5594
 Email: ashtonlandsurveyors.com

RECEIVED
 JAN 27 2026

DELAWAREVILLE
 METROPOLITAN PLAN COMMISSION