

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
FEBRUARY 2018 REGULAR MONTHLY MEETING  
AGENDA**

**DATE:** February 1, 2018

**PLACE:** Commissioner's Court Room  
3<sup>rd</sup> Floor, Delaware County  
Building

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Kathy Carey  
Jerry Dishman  
Shannon Henry

Andrew Ellis  
Teresa Hensley  
Jesse Landess  
Michael Mueller

Rickie Sipe  
Nathan Vannatter\*

**Advisory Members**

Duke Campbell

Mark Carter

Tom Borchers

**MINUTES:** Consideration of the January 4, 2018 regular monthly meeting minutes.

**UNFINISHED BUSINESS:**

**BZA 20-17  
Special Use**

**Jurisdiction: Board of Zoning Appeals**

Being a continuation of a consideration of an appeal filed by Michael B. & Sheryl A. McKeel, 6600 West CR 850N, Gaston, Indiana, requesting a Special Use under the terms of the Delaware County Comprehensive Zoning Ordinance, Article XII, Section 2, to allow a salvage yard operation with variances from Article XXXI, Section 4 to allow decreased distances from a roadway and surrounding residential dwellings on premises located at the 6600 West CR 850N, Washington Township, Delaware County, Indiana, as more accurately described in the application.

**NEW BUSINESS:**

**MPC 02-18A      Jurisdiction: City Council**

Being a consideration of a Resolution of Approval for the 2017 Zone Map Changes to the Official Zone Maps for the City of Muncie, Indiana.

**LEGISLATIVE ACTION:**

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**

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

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
FEBRUARY 2018 REGULAR MONTHLY MEETING  
MINUTES**

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday February 1, 2018 at 6:00 P.M., in the Commissioners' Court Room of the Delaware County Building, Muncie, Indiana. Vice-President Shannon Henry called the meeting to order.

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

Ms. Moody called roll and the following members were present: Ms. Carey, Mr. Dishman, Mr. Henry, Mr. Landess, and Ms. Sipe. Absent: Mr. Borchers, Mr. Campbell, Mr. Carter, Mr. Ellis, Ms. Hensley, Mr. Mueller, Mr. Vannatter. Also present: Ms. Quirk, attorney for the Board.

**MINUTES:**

Ms. Carey made a motion to approve the January 2018 regular monthly meeting minutes. Ms. Sipe seconded the motion. Mr. Dishman abstained from the vote resulting in no official action; the January 2018 minutes will be continued to the March 1, 2018 regular monthly meeting.

**UNFINISHED BUSINESS:**

**BZA 20-17  
Special Use**

**Jurisdiction: Board of Zoning Appeals**

Being a continuation of a consideration of an appeal filed by Michael B. & Sheryl A. McKeel, 6600 West CR 850N, Gaston, Indiana, requesting a Special Use under the terms of the Delaware County Comprehensive Zoning Ordinance, Article XII, Section 2, to allow a salvage yard operation with variances from Article XXXI, Section 4 to allow decreased distances from a roadway and surrounding residential dwellings on premises located at the 6600 West CR 850N, Washington Township, Delaware County, Indiana, as more accurately described in the application.

Mr. Henry asked Ms. Moody to report on her meeting with Mr. McKeel, Mr. Mundell and staff.

Ms. Moody stated some of the items discussed were reducing the time to complete the clean-up, not allowing replacements for the vehicles removed, and a signed closure agreement. She stated they also discussed having a bond similar to what a contractor would have in case work was not completed. She stated Mr. McKeel had concerns that reducing the time frame would be setting him up for failure. She stated Mr. McKeel also asked for a 10-1 replacement ratio to allow for times when someone has a vehicle to trade. She stated having an agreement for Mr. Mckeel, Mr. Mundell and the Commissioners to sign with a bond attached was agreed to, along with an annual progress report if the case is approved and all of this was in the revised case analysis.

Mr. Henry stated everyone agrees the property needs attention and that was the goal.

Ms. Carey made a motion to approve BZA 20-17 the appeal of Michael McKeel with the hardship as stated in the application with the conditions set forth in the case analysis. Mr. Dishman seconded the motion. Voting in favor: Ms. Carey, Mr. Henry, Mr. Landess, and Mr. Dishman. Voting against: Ms. Sipe. No official action, automatically continues to the March, 1, 2018 regular monthly meeting.

**NEW BUSINESS:**

**MPC 02-18A      Jurisdiction: City Council**

Being a consideration of a Resolution of Approval for the 2017 Zone Map Changes to the Official Zone Maps for the City of Muncie, Indiana.

Ms. Moody stated this was annual business to endorse the changes to the Official Zone Map during 2017.

Ms. Sipe made a motion to approve MPC 02-18A. Ms. Carey seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Mr. Landess, and Ms. Sipe. Voting against: none. Motion carried, favorable recommendation to be forwarded to City Council for the March 5, 2018 regular meeting.

**REPORT FROM DIRECTOR:**

Ms. Moody stated the Commissioners and Plan Commission staff are discussing potential changes regarding confined feeding operations. She stated they are also working on an overlay district along White River at High Street. She stated there is conflict within City Code and Housing Code regarding parking requirements and a text amendment may be needed to clear that up. She also stated she attended a meeting about technology involving small cell towers where the antennas are placed on shorter structures such as light poles or street lights. She stated there would be more cell towers but they would be less obtrusive.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned.

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Shannon Henry, Vice-President

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Marta Moody, Secretary