

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

**DATE:** June 7, 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	Andrew Ellis	
Jerry Dishman	Teresa Hensley	Rickie Sipe
Shannon Henry	Jesse Landess	Nathan Vannatter
	Michael Mueller	

**Advisory Members**

Duke Campbell	Mark Carter	Tom Borchers
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**MINUTES:** Consideration of the May 3, 2018 regular monthly meeting minutes.  
Consideration of the May 14, 2018 special meeting minutes.

**NEW BUSINESS:**

**MPC 03-18Z      Jurisdiction: City Council**

Being a public hearing on the matter of an application filed by **Parson Mortuary Inc**, 801 W. Adams St., Muncie, Indiana, requesting a change in zone from the BC Community Business Zone to the CB Central Business Zone on premises located on at 801 W. Jackson St., Muncie, IN, as more accurately described in the application.

**OTHER BUSINESS:**

**MPC 05-18A      Jurisdiction: Muncie Redevelopment Commission**

Being a Resolution of Approval of the Muncie Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Economic Development Plan for the Consolidated Muncie Economic Development Area.

**MPC 06-18A      Jurisdiction: Delaware County Redevelopment Commission**

Being a Resolution of Approval of the Delaware County Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Redevelopment Plan for the Morrison Road Redevelopment Area.

**MPC 07-18A    Jurisdiction: Delaware County Redevelopment Commission**

Being a Resolution of Approval of the Delaware County Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Economic Development Plan for the Nebo Road Economic Development Area.

**LEGISLATIVE ACTION:**

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**

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

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday, June 7, 2018 at 6:00 P.M., in the Commissioner's 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: Mr. Borchers, Mr. Carter, Ms. Carey, Mr. Dishman, Mr. Henry, Ms. Hensley, Mr. Mueller, Ms. Sipe, and Mr. Vannatter. Absent: Mr. Campbell, Mr. Ellis, and Mr. Landess. Also present: Ms. Quirk, attorney for the Board.

**MINUTES:**

Ms. Hensley made a motion to approve the May 3, 2018 regular meeting minutes and the May 14, 2018 special meeting minutes. Mr. Mueller seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Ms. Hensley, Mr. Mueller, and Mr. Vannatter. Voting against: none. Abstaining: Ms. Sipe. Motion carried, minutes approved.

**NEW BUSINESS:**

**MPC 04-18Z      Jurisdiction: City Council**

Being a public hearing on the matter of an application filed by **Parson Mortuary Inc**, 801 W. Adams St., Muncie, Indiana, requesting a change in zone from the BC Community Business Zone to the CB Central Business Zone on premises located on at 801 W. Jackson St., Muncie, IN, as more accurately described in the application.

Kenneth Parson, 801 W. Adams St., Muncie, Indiana, appeared. He stated that he had an opportunity to buy this property and was planning to use part of the building as office space for the mortuary. He stated that when a funeral is in progress it was difficult for people to come in to discuss their future needs and this building would provide that space. He stated they plan on remodeling the inside and outside of the building which would then face the existing funeral home after the alley is removed. He stated the rezoning request was to allow mortuary use at that property. He stated the parking lot and the other end of the building would go to the City for use as greenspace.

Todd Donati, Muncie Redevelopment Commission, 300 N High St., Muncie, Indiana, appeared. He stated they are working with Mr. Parson on this project. He stated about 50% of the building would be demolished and all of the unused parking will be removed to add greenspace.

Brad King, President of the Old West End Neighborhood Association, Muncie, Indiana, appeared. He stated this was the first step in the redevelopment process of this parcel and they support the request.

No one appeared in opposition.

Mr. Vannatter made a motion to approve MPC 04-18Z, requesting a change in zoning from the BC Community Business Zone to the CB Central Business Zone. Mr. Dishman seconded the vote. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Ms. Hensley, Mr. Mueller, Ms. Sipe, and Mr. Vannatter. Voting against: none. Motion Carried, favorable recommendation to be forwarded to City Council for introduction at their July 2, 2018 meeting.

#### **OTHER BUSINESS:**

##### **MPC 05-18A      Jurisdiction: Muncie Redevelopment Commission**

Being a Resolution of Approval of the Muncie Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Economic Development Plan for the Consolidated Muncie Economic Development Area.

Todd Donati, Muncie Redevelopment Commission, 300 N. High St., Muncie, Indiana, appeared. He stated this amendment concerned cleaning up records to remove the residential parcels in the central city TIF district that were affecting the assessed valuations. He stated they would not be changing anything else in that area.

No one appeared in opposition.

Ms. Sipe made a motion to approve MPC 05-18A, a Resolution of Approval of the Muncie Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Economic Development Plan for the Consolidated Muncie Economic Development Area. Ms. Carey seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Ms. Hensley, Mr. Mueller, Ms. Sipe, and Mr. Vannatter. Voting against: none. Motion carried, MPC 05-18A approved.

##### **MPC 06-18A      Jurisdiction: Delaware County Redevelopment Commission**

Being a Resolution of Approval of the Delaware County Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Redevelopment Plan for the Morrison Road Redevelopment Area.

Joe Rhetts, on behalf of the Delaware County Redevelopment Commission, 1208 W. White River Blvd., Muncie, Indiana, appeared. He stated they were doing a similar fixing of records, but expanding to include current TIFs to use the revenue a little more proportionally for the areas that need the development. He stated that the Morrison Road and Nebo Road are 2 separate items but they would be connecting them.

Ms. Moody stated it was the Plan Commission's job to confirm if the amendment conforms to the Muncie-Delaware Comprehensive Plan for development and in this case, the amendment to the Morrison TIF does. She stated that the proposed amendment to the Nebo Road Economic Development area is questionable because it proposes going to CR 600W and takes in a huge area on the north side of McGalliard Rd: the 332 plan does not envision stretching development all along the corridor. She stated Nebo Road is considered a node in this TIF district.

Mr. Rhetts stated that there is a small area of land on the far west side of the new allocation area that is being marketed as commercial development.

Ms. Moody stated that was currently zoned for commercial but it is not uncommon to do an arm of connection along the right-of-way which would be more appropriate.

Mr. Rhetts stated that they wanted to expand the Economic Development area to include all of the area around the nursery to go ahead and work on infrastructure improvements for future commercial development.

Ms. Moody stated that would mean they would have to rezone the area because it is zoned farming and unless things have changed, you can expend TIF revenues on projects that are in or serve the area of the TIF. She stated that if they took an arm from the Nebo TIF area and just went along McGalliard Rd. and extended out at the intersection of 600W, that was where the existing commercial zoning is currently. She stated that the Plan Commission has had requests for rezoning in the past along McGalliard Rd. and they have not recommended them because the plan was not to strip development along the corridor but to keep it functioning as a traffic corridor with nodes of development.

Mr. Rhetts stated that it sounded like it would be more in line with the longterm plans to run the Economic Development area along McGalliard Rd. to a node at 600 W with the parcels on the south instead of going to the north side of McGalliard Rd.

Ms. Moody asked if all of the parcels were on the north side of McGalliard Rd.

Mr. Rhetts stated yes. He stated that in the future we would have the same situation if we just mirror the parcel on the south.

Ms. Moody stated that the south is Mt. Pleasant Township and several years ago the Commissioners turned over jurisdiction to Yorktown.

Mr. Rhetts stated that there was not much more to say about the area, it is what it is. He stated when it was created there was a plan and now it was up to the Plan Commission.

Mr. Henry asked if we could clarify which request we were talking about since there are 2 requests.

Ms. Quirk asked if 06-18A was ok as stated.

Ms. Moody stated that yes, the Morrison request is fine.

Mr. Vannatter made a motion to approve MPC 06-18A, a Resolution of Approval of the Delaware County Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Redevelopment Plan for the Morrison Road Redevelopment Area. Ms. Carey seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Ms. Hensley, Mr. Mueller, Ms. Sipe, and Mr. Vannatter. Voting against: none. Motion carried, MPC 06-18A approved.

**MPC 07-18A    Jurisdiction: Delaware County Redevelopment Commission**

Being a Resolution of Approval of the Delaware County Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Economic Development Plan for the Nebo Road Economic Development Area.

Ms. Quirk asked if the concerns mentioned earlier were in regards to this request.

Ms. Moody stated yes; since the resolution specifically says that the plan for the area conforms to the Muncie-Delaware Comprehensive Plan for Delaware County it was the Plan Commissions job to make that determination. She stated that the proposed amendment does not conform. She stated if the Plan Commission can amend the area to be reduced to extend along McGalliard Rd. to the intersection at 600W, then it would be considered conforming.

Joe Rhetts, on behalf of the County Redevelopment Commission, 1208 W White River Blvd., Muncie, Indiana, appeared. He stated that the Redevelopment Commission may need to have an extra step taken, but if this is what they need to do, then that should be fine to make those changes.

Mr. Vannatter asked if that means the Board can make a recommendation with conditions.

Ms. Moody stated yes, and that the recommendation would be that the area involved in the amendment be reduced to the property along SR 332 right-of-way to the properties at the CR 600W intersection only.

Mr. Vannatter made a motion to approve MPC 07-18A, a Resolution of Approval of the Delaware County Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and Economic Development Plan for the Nebo Road Economic Development Area with the condition that the properties involved are reduced to an arm along SR 332 to the CR 600W intersection properties. Mr. Mueller seconded the motion. Voting in

favor: Ms. Carey, Mr. Dishman, Mr. Henry, Ms. Hensley, Mr. Mueller, Ms. Sipe, and Mr. Vannatter. Voting against: none. Motion carried, MPC 07-18A approved.

**REPORT FROM DIRECTOR:**

Ms. Moody reported that the committee to discuss confined feeding operations has met twice so far and has another meeting coming up on June 18, 2018. She stated that Dr. Albert Heber from Purdue University would be discussing the Purdue livestock odor setback model that he worked on for Purdue. She stated Colby Gray who worked on the watershed plan for the Mississinewa Watershed would also be talking with the committee. She stated they are having good discussion and making some progress towards an ordinance that can be viewed by other counties as a model. She also stated the rezoning for the Aldi's and Texas Roadhouse has moved forward and they have filed for variances with the BZA.

**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