

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
FEBRUARY 2019 REGULAR MONTHLY MEETING
AMENDED AGENDA**

DATE: February 7, 2019

PLACE: Commissioner's Court Room
3rd Floor, Delaware County
Building

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Kathy Carey*
Jerry Dishman
Andrew Ellis

Shannon Henry
Teresa Hensley
Jesse Landess
Michael Mueller

Rickie Sipe
Nathan Vannatter*

Advisory Members

Duke Campbell

Mark Carter

Tom Borchers

MINUTES: Consideration of the January 3, 2019 regular monthly meeting minutes.

OTHER BUSINESS:

MPC 01-19A Jurisdiction: City Council

Being a consideration of a Resolution of Approval for the 2018 Zone Map Changes to the Official Zone Maps for the City of Muncie, Indiana.

MPC 02-19A Jurisdiction: City Council

Being a resolution of approval to amend the text of the City of Muncie Comprehensive Zoning Ordinance and the City of Muncie Subdivision Ordinance regarding fees and filings.

MPC 03-19A Jurisdiction: County Commissioners

Being a resolution of approval to amend the text of the Delaware County Comprehensive Zoning Ordinance regarding fees and filings.

MPC 04-19A Jurisdiction: Delaware-Muncie Metropolitan Plan Commission

Being a resolution of approval to amend the text of the Rules of Procedure for the Delaware-Muncie Metropolitan Plan Commission regarding advertising.

MPC 05-19A Jurisdiction: Delaware County Redevelopment Commission

Being a Resolution of Approval of the Delaware County Redevelopment Commission's Resolution regarding an amendment to the Declaratory

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

Resolution and an Amended and Restated Economic Development Plan for the
Industria Centre Economic Development Area.

MPC 06-19A 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.

LEGISLATIVE ACTION:

REPORT FROM DIRECTOR:

ADJOURNMENT:

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
FEBRUARY 2019 REGULAR MONTHLY MEETING
MINUTES**

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday, February 7, 2019 at 6:00 P.M., in the Commissioner's Court Room of the Delaware County Building, Muncie, Indiana. President Shannon Henry called the meeting to order.

PLEDGE OF ALLEGIANCE:

Lorey Stinton sat in for Marta Moody.

ROLL CALL:

Ms. Stinton 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, and Mr. Vannatter. Also present: Ms. Quirk, attorney for the Board.

MINUTES:

Ms. Carey made a motion to approve the January, 2019 regular monthly meeting minutes. Ms. Sipe seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Mr. Landess, and Ms. Sipe. Voting against: none. Motion carried, January 2019 minutes approved.

OTHER BUSINESS:

MPC 05-19A 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 an Amended and Restated Economic Development Plan for the Industria Centre Economic Development Area.

Brad Bookout, County Redevelopment Commission, 1208 W. White River Blvd., Muncie, Indiana, appeared. He stated that the reason for the amendment was to add a new trail system through the Industria Centre area on the southside. He stated that this was a project to expand on the success of the northside project. He stated that this project's trail would begin on Hoyt Avenue near Progress Rail on Cowan Road and then continue down 23rd Street and connect to the Drumm Addition back to Hoyt Avenue and continue to Tillotson Avenue to Memorial Drive. He stated that this would include connections to Progress Rail, Midwest Metal, Red Dog Salon, the Post Office, UPS, Gas Company, DIY, and Magna. He stated that many of these businesses have job openings, and this was a way to connect residents in the area to jobs who may not have transportation. He stated that Cowan Road was a narrow road and that this would give people a safe opportunity for transportation. He asked that the Plan Commission approve the amendment to the plan to allow the Redevelopment Commission to proceed with the trail project. He stated that the debt of the trail project was completely served by a bond issue and would not be raising

taxes; it is a Redevelopment Commission issued bond. He stated that the Redevelopment Commission was excited about the project and that this is phase 1.

Ms. Carey stated that pedestrian traffic was heavy in that area and that she was glad to see improvements were going to be made.

Mr. Dishman asked if it would be handicap accessible.

Mr. Bookout stated yes as required by ADA.

Ms. Sipe made a motion to approve MPC 05-19A, a Resolution of Approval of the Delaware County Redevelopment Commission's Resolution regarding an amendment to the Declaratory Resolution and an Amended and Restated Economic Plan for the Industria Centre Economic Development Area. Ms. Carey seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Mr. Landess, and Ms. Sipe. Voting against: none. Motion carried, MPC 05-19A approved.

MPC 01-19A Jurisdiction: City Council

Being a consideration of a Resolution of Approval for the 2018 Zone Map Changes to the Official Zone Maps for the City of Muncie, Indiana.

Ms. Stinton stated this was annual business to endorse the changes to the Official Zone Map during 2018.

Ms. Sipe made a motion to approve MPC 01-19A. Mr. Dishman 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 4, 2019 regular meeting.

MPC 02-19A Jurisdiction: City Council

Being a resolution of approval to amend the text of the City of Muncie Comprehensive Zoning Ordinance and the City of Muncie Subdivision Ordinance regarding fees and filings.

Ms. Stinton stated that changes to the newspaper had led to problems with the publication of legal notice, and that it would be more reliable if the filing fees were increased and the Plan Commission paid the newspaper for the notices.

Ms. Sipe stated she had similar issues and understands.

Ms. Carey made a motion to approve MPC 02-19A. Mr. Dishman 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 4, 2019 regular meeting.

MPC 03-19A Jurisdiction: County Commissioners

Being a resolution of approval to amend the text of the Delaware County Comprehensive Zoning Ordinance regarding fees and filings.

Ms. Stinton stated that this was the same request to change responsibility of the newspaper publication of legal notice to the Plan Commission but for the County Ordinance.

Mr. Landess made a motion to approve MPC 03-19A. 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 the County Commissioners for the February 19, 2019 regular meeting.

MPC 04-19A Jurisdiction: Delaware-Muncie Metropolitan Plan Commission

Being a resolution of approval to amend the text of the Rules of Procedure for the Delaware-Muncie Metropolitan Plan Commission regarding advertising.

Ms. Stinton clarified that the jurisdiction of this item is the Delaware-Muncie Metropolitan Plan Commission. She stated that the amendment would change the responsibility to submit payment for the notice of public hearing to be published in the newspaper to the Plan Commission instead of the proponent and clarify that the proponent would continue to submit the list of surrounding property owners.

Mr. Landess made a motion to approve MPC 04-19A. Ms. Carey seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Mr. Landess, and Ms. Sipe. Voting against: none. Motion carried, MPC 04-19A approved.

MPC 06-19A 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.

Annie Pool, Vice-President of Muncie Redevelopment Commission, 300 N. High St., Muncie, Indiana, appeared. She stated that this was a request to amend the original plan by creating 2 new allocation areas and that it does not increase the TIF district. She referred to maps showing the location of the new allocation areas but only had one copy.

Ms. Stinton stated that each of the Plan Commission members should have a copy of the maps, they are Exhibits A and B attached to the resolution.

Mr. Henry asked what they were wishing to do with the 2 properties.

Ms. Pool stated that Exhibit B showed parcel #4 which would be for a new housing development.

Ms. Quirk stated that Exhibit A, parcel #3, was the old Borg Warner site.

Ms. Pool stated that parcel #3 would be for new manufacturing development.

Ms. Carey made a motion to approve MPC 06-19A, 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. Mr. Dishman seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Mr. Landess, and Ms. Sipe. Voting against: none. Motion carried, MPC 06-19A approved.

LEGISLATIVE ACTION:

Ms. Stinton stated that the proposed amendment to the Delaware County Comprehensive Zoning Ordinance regarding CAFO operations was approved by the County Commissioners and was now part of the ordinance.

REPORT FROM DIRECTOR:

Mr. Henry stated that Ms. Moody does a lot for the County and City and wished her a speedy recovery.

ADJOURNMENT:

Shannon Henry, President

Lorey Stinton for Marta Moody, Secretary