

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

**DATE:** April 4, 2019

**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	Shannon Henry	
Jerry Dishman	Teresa Hensley	Rickie Sipe
Andrew Ellis	Jesse Landess	Nathan Vannatter*
	Michael Mueller	

**Advisory Members**

Duke Campbell	Mark Carter	Tom Borchers
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**MINUTES:** Consideration of the March 7, 2019 regular monthly meeting minutes.

**NEW BUSINESS:**

**BZA 07-19  
Special Use**

**Jurisdiction: Board of Zoning Appeals**

Being a consideration of an appeal filed by Bison Properties, Inc, 10410 Trillium Court, Noblesville, Indiana, requesting a Special Use under the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXXI, Section 13, to allow a multi-unit development on premises located at the 2700 - 2900 Blocks of South Tillotson Avenue, Muncie, Indiana, as more accurately described in the application.

**LEGISLATIVE ACTION:**

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**

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

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

**PLEDGE OF ALLEGIANCE:**

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

**MINUTES:**

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

**NEW BUSINESS:**

**BZA 31-17  
Special Use**

**Jurisdiction: Board of Zoning Appeals**

Being a consideration of an appeal filed by Bison Properties, Inc, 10410 Trillium Court, Noblesville, Indiana, requesting a Special Use under the terms of the City of Muncie Comprehensive Zoning Ordinance, Article XXXI, Section 13, to allow a multi-unit development on premises located at the 2700 - 2900 Blocks of South Tillotson Avenue, Muncie, Indiana, as more accurately described in the application.

Todd Donati, with the Muncie Redevelopment Commission, 300 N. High St., Muncie, Indiana, appeared representing Bison Properties, Inc. He stated that he had been involved with the project for about a year and could answer any questions the Board may have. He stated that the intent was to develop a high end, market rate rental property that would include houses with a 2 car garage and 2-3 bedrooms. He stated that the property would include high end amenities such as a clubhouse, pool, and the track which would be maintained and remain available to the public. He stated that they would establish a retention pond in the far corner near the existing church, and that there would be an adequate buffer to the proposed Justice Center. He stated that Bison was also interested in a master plan for other acreage in the area that would include a retail center with some office space and that with the proposed Justice Center there may be a need for that type of development. He stated that the idea would be to develop this as an expansion of Muncie and create an area that would be beneficial to the renters of the 136 units.

Ms. Moody stated that just looking at the map provided there were a number of things that would require variances if not corrected; a revised plan was needed to avoid a situation where the Board of Zoning appeals grants the special use, but the applicant would need to come back for variances. She stated that a few of those items were: the townhouse parking was a few spaces short, that the landscape plan needed to show semi opaque screening toward the road, and that they needed to show the landscape islands. She stated that the streets need to be out of the 20' buffer area and that sidewalks were required.

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Mr. Donati asked if sidewalks needed to be all along the housing development.

Ms. Moody stated yes, along the frontage and that a bus stop and shelter may be required.

Mr. Donati stated that the Justice Center would need a bus stop anyway, and asked if there would need to be another one.

Ms. Moody stated that the Justice Center would have one on their property and that this development may be required to have one, but that they would need to coordinate with MIT's.

Mr. Donati stated that if there was a way to use it for both sites that would be best.

Ms. Moody stated that if they install a sign it must be a ground sign.

Mr. Donati stated that they had plans for a ground sign with landscaping.

Ms. Moody stated they should make sure all of the items were fixed so that they don't have to make another request for variances.

Mr. Ellis made a motion for a favorable recommendation for BZA 07-19, the appeal of Bison Properties, Inc. Mr. Mueller seconded the motion. Voting in favor: Ms. Carey, Mr. Ellis, Mr. Henry, Mr. Landess, Mr. Mueller, and Ms. Sipe. Voting against: none. Motion carried, a favorable recommendation to be forwarded to the Board of Zoning Appeals for their April 25, 2019 regular monthly meeting.

#### **LEGISLATIVE ACTION:**

Ms. Moody stated that the rezoning request of the First Church of Nazarene from the R-1 Residence Zone to the BV Variety Business Zone was approved by the County Commissioners on 3/18/19.

#### **REPORT FROM DIRECTOR:**

Ms. Moody stated that they were still working on solar power provisions. She stated that the Plan Commission was approved to have an extern through IU to do a greenhouse gas emission inventory. She stated that South Bend, Bloomington, Fort Wayne, and Lafayette, were some of the other major urban areas doing this inventory and that it was a good thing to be doing.

#### **ADJOURNMENT:**

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Shannon Henry, President

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Marta Moody, Secretary