

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

DATE: May 2, 2019

PLACE: Commissioner's Court Room
3rd 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 April 4, 2019 regular monthly meeting minutes.

NEW BUSINESS:

BZA 11-19 **Jurisdiction: Board of Zoning Appeals**
Special Use Being a consideration of an appeal filed by **4300 Riverside, LLC**, 13150 W. CR 300 N, Yorktown, Indiana, requesting an amendment to a special use for changes to an existing Planned Unit Development (PUD) known as Pineview at Riverside, located on the north side of Riverside Ave., east of W. Jackson Street, 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
MAY - 2019 REGULAR MONTHLY MEETING
MINUTES**

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday, May 2, 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:

ROLL CALL:

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

MINUTES:

Mr. Landess made a motion to approve the April, 2019 regular meeting minutes. Ms. Carey seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Mr. Landess, Ms. Sipe, and Mr. Vannatter. Abstain: Ms. Hensley. Voting Against: none. Motion carried, April 2019 minutes approved.

NEW BUSINESS:

**BZA 11-19
Special Use**

Jurisdiction: Board of Zoning Appeals

Being a consideration of an appeal filed by **4300 Riverside, LLC**, 13150 W. CR 300 N, Yorktown, Indiana, requesting an amendment to a special use for changes to an existing Planned Unit Development (PUD) known as Pineview at Riverside, located on the north side of Riverside Ave., east of W. Jackson Street, Muncie, Indiana, as more accurately described in the application.

Kathy Vannice, Ashton Land Surveyor, 325 W. Washington St., Muncie, Indiana, appeared. She stated that the intent of the request was to correct what was of record for the planned unit development by adjusting several property lines. She stated that there were several errors and the adjustment would insure everyone that had purchased land gets what they were intended to have. She stated that there was an affidavit to be filed to clarify the errors that were found and that are being corrected.

Ms. Moody stated that the revised mapping results in a reduction of lots.

Ms. Vannice stated that the change was from 97 to 86 parcels.

Ms. Moody stated that there was a reduction in lots of 11.

Ms. Vannice stated that some of the original lots were too small for houses that are selling and that the reduction in lots allowed for larger lots for larger homes.

Ms. Carey asked if they were condos.

Ms. Vannice stated that it was considered a Planned Unit Development which means the homeowner would have ownership of the land around their home.

Ms. Moody stated that the covenants that were attached to the development would not be affected at all.

Ms. Vannice stated that they were attached in 1995 and they were not being amended.

Ms. Sipe asked if part of the plan was to add sidewalks.

Ms. Vannice stated that if it was part of the original development, then yes.

Ms. Sipe stated that the original restrictions did call for sidewalks but they were not in place yet and that the walking path that was there was very nice.

Ms. Vannice stated she would need to talk to the current developers because they are not the original developers.

Tom Jarvis, 4305 W. Brook Meadow Ct., Muncie, Indiana, appeared. He stated that the residents had heard many rumors and that he had talked with Ms. Moody to get some clarification and that it was his understanding that the existing homes will no longer be in the flood plain.

Ms. Moody stated that a new study was done for York Prairie Creek and that it reduced the floodplain and no house was currently in the floodplain and the lots that were eliminated ensures that no lot would be in the floodplain either.

Mr. Jarvis asked if the new map would be shown to the Board of Zoning Appeals.

Ms. Moody stated that Ashton Land Surveyors would show the new map to the Board of Zoning Appeals and that it would be recorded in order to replace the original mapping.

Mr. Jarvis stated that he hoped the Board would grant this request because it was a good plan and that it would really help the neighborhood with drainage.

Mr. Vannatter made a motion for a favorable recommendation for BZA 11-19 the appeal of 4300 Riverside, LLC. Mr. Dishman seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Henry, Ms. Hensley, Mr. Landess, Ms. Sipe, and Mr. Vannatter. Voting against: none. Motion carried, a favorable recommendation to be forwarded the Board of Zoning Appeals for their May 31, 2019 regular monthly meeting.

REPORT FROM DIRECTOR:

Ms. Moody stated that the Plan Commission would have a summer intern from Ball State University who would then be our grad assistant next year and that she was a GIS Technician and that she would be working on a variety of projects. She stated that the Plan Commission would also have a summer extern from Indiana University and that she would be working on a greenhouse gas inventory and that it was one of the 1st steps in building a resiliency plan for a community.

ADJOURNMENT:

Shannon Henry, President

Marta Moody, Secretary