

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

**DATE:** November 7, 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
---------------	-------------	--------------

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

**TABLED BUSINESS:**

**MPC 08-19A ABC-DG Subdivision**

**NEW BUSINESS:**

**MPC 09-19A Jurisdiction: Delaware-Muncie Metropolitan Plan Commission**  
Being a public hearing on the matter of a resolution of approval to amend the text of the Rules and Procedure for the Delaware-Muncie Metropolitan Plan Commission regarding the River District Review Committee.

**MPC 10-19A 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  
NOVEMBER - 2019 REGULAR MONTHLY MEETING  
MINUTES**

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

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

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

**MINUTES:**

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

**TABLED BUSINESS:**

**MPC 08-19A     ABC-DG Subdivision**

Ms. Moody stated that nothing new had been received from the applicant, so the request would remain on the table.

**NEW BUSINESS:**

**MPC 09-19A     Jurisdiction: Delaware-Muncie Metropolitan Plan Commission**

Being a public hearing on the matter of a resolution of approval to amend the text of the Rules and Procedure for the Delaware-Muncie Metropolitan Plan Commission regarding the River District Review Committee.

Ms Moody stated that approximately a year ago the Plan Commission finalized on overlay district for the northwest portion of downtown Muncie. She stated that plan recognized the need to protect and treat downtown in a different manor than the remainder of the city. She stated that what was adopted was an overlay district that was a combination of traditional zoning and performance based planning where the overlay deals more with the form of the building, materials, and architecture. She stated that a 7 member site review committee was established which includes representation from Muncie Redevelopment Commission, Plan Commission, City Administration, Historic Preservation Commission, Downtown Development Partnership Board, Old West End Neighborhood and a design professional. She stated that the committee had not met, but plans for an apartment project on the north side of Washington Street would be under review soon. She stated that result of the overlay was to bring development into the downtown area and revitalize the area in a manner that promotes and protect existing and future development. She stated that

Ms. Sipe was the Plan Commission's representative. She stated that the rules of procedure needed to be amended to insert the River Development Review Committee into the rules of procedure.

No one appeared in opposition.

Mr. Ellis made a motion to approve MPC 09-19A, a resolution of approval to amend the text of the Rules and Procedure for the Delaware-Muncie Metropolitan Plan Commission regarding the River District Review Committee. Ms. Carey seconded the motion. Voting in favor: Ms. Carey, Mr. Dishman, Mr. Ellis, Ms. Hensley, Mr. Landess, and Ms. Sipe. Voting against: none. Motion carried, MPC 09-19A approved.

**MPC 10-19A 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.

Todd Donati, with the Muncie Redevelopment Commission, Muncie, Indiana, appeared. He stated that this was a continuation of a TIF area, and that residential properties were being removed. He stated that they had also found some businesses in the area that would never be utilized by TIF.

Ms. Moody stated that Lorey Stinton had included the individual parcels mapped out which would be helpful for the Redevelopment Commission.

Ms. Stinton stated that there was a separate page for each group of parcels.

Mr. Donati stated that they would just be removing those properties that negatively impact the taxes.

No one appeared in opposition.

Ms. Sipe made a motion to approve MPC 10-19A, 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. Ellis, Ms. Hensley, Mr. Landess, and Ms. Sipe. Voting against: none. Motion carried, MPC 10-19A approved.

**LEGISLATIVE ACTION:**

Ms. Moody stated that E B Fuel Stops, requesting a zone change from the MHR Mobile Home Residence Zone to the BV Variety Business Zone, had been approved.

**REPORT FROM DIRECTOR:**

Ms. Moody stated that the Delaware Muncie Bike and Pedestrian Plan had been completed and approved by the Transportation Policy Committee. She also stated that the Plan Commission meeting schedule for 2020 had been completed, and that if anyone had a term expiring and they wanted to serve again she would pass that along.

Ms. Moody also stated that the Purdue Extension advisory member Mark Carter, had received a promotion and would be working in Blackford County. She stated that the new advisory member was Lauryn Thieme who would begin in January.

**ADJOURNMENT:**

---

Jerry Dishman, Vice-President

---

Marta Moody, Secretary