

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
MAY - 2020 REGULAR MONTHLY MEETING  
AGENDA**

**DATE:** May 7, 2020

**PLACE:** Video Conference  
On the County Facebook at  
[www.co.delaware.in.us](http://www.co.delaware.in.us)  
Click on the Facebook icon.

**TIME:** 6:00 P.M.

**ROLL CALL:**

Kathy Carey	Shannon Henry	
Jerry Dishman	Teresa Hensley	Rickie Sipe
J. P. Hall	Jesse Landess	Nathan Vannatter
	Sharyll Martin	
	<b>Advisory Members</b>	
Tom Borchers	Brian Stephens-Hotopp	Laurynn Thieme

**TABLED BUSINESS:**

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

**NEW BUSINESS:**

**MPC 03-20 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 Amended Economic Development Plan for the Daleville Redevelopment Area.

**MPC 04-20 Jurisdiction: Delaware-Muncie Metropolitan Plan Commission**  
Being a resolution of approval to amend to the text of the DMMPC Rules of Procedure establishing a Hearing Officer and related procedures.

**LEGISLATIVE ACTION:**

**REPORT FROM DIRECTOR:**

**ADJOURNMENT:**

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
MAY - 2020 REGULAR MONTHLY MEETING  
MINUTES**

**ROLL CALL:**

Ms. Moody called roll and the following members were present: Ms. Carey, Mr. Dishman, Mr. Hall, Mr. Henry, Ms. Hensley, Ms. Martin, Ms. Sipe, Mr. Vannatter, Mr. Stephens-Hotopp, and Ms. Thieme. Absent: Mr. Borchers and Mr. Landess.

**TABLED BUSINESS:**

**MPC 08-19A     ABC-DG Subdivision**

Ms. Moody explained that the ABC-DG Subdivision remained on the table.

**NEW BUSINESS:**

**MPC 03-20     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 Amended Economic Development Plan for the Daleville Redevelopment Area.

Brad Bookout, Director of Economic Development and Redevelopment for Delaware County, 1208 W. White River Boulevard, Muncie, Indiana, appeared to represent the amendment to the Daleville Economic Development Plan. He explained that the amendment involved three projects that have been approved by the Delaware County Redevelopment Commission and the amendment is now before the Delaware-Muncie Metropolitan Plan Commission for confirmation that the projects conform to the comprehensive plan for Delaware County. He stated the first project involves an investment of approximately \$8.5 million for new construction of multiple buildings to be used by Balance Holdings, Inc. for their business that focuses on aquaponic operations. He then explained the second project, which is currently on hold, involved a company known as Forza that had proposed to develop a \$9 million project for 81 single family homes inside Daleville. Mr. Bookout stated the third project was for the new Daleville Town Hall which would include the Clerk-Treasurer and Town Council offices, police operations and a community meeting room.

Peter Florio, Balance Holdings, Inc., 3701 N. Briarwood Lane, Muncie, Indiana, appeared and explained that his company specializes in commercial regenerative agriculture which uses an environmentally controlled sustainable integrated agriculture (ECSIA) system. He stated the system combines raising fish and crayfish in tanks to grow fruits and vegetables. He noted they have been working to finalize an ECSIA system on West Jackson Street that had previously been before the Commission and will provide a food pharmacy for consumers in partnership with the hospital.

In response to a question from Ms. Martin, Mr. Florio stated that in addition to the 33 current employees, he plans to add 140 new fulltime positions over 2 years and 35 part time jobs.

Ms. Moody noted that the county's comprehensive plan calls for steering development to the small towns as well as Muncie and along the I-69 corridor.

Mr. Bookout explained the process for a Plan amendment which starts with the Redevelopment Commission, then the Delaware-Muncie Metropolitan Plan Commission and the Delaware County Commissioners before going back to the Redevelopment Commission for final action.

Mr. Hall asked if the projects were supported by the Town of Daleville.

Mr. Rhetts stated the Town is on board with the projects and had been working with Forza as well as Balance Holdings, Inc.

Mr. Hall asked why the Forza project has been halted.

Mr. Bookout explained that the company has several properties already and with the pandemic, those properties have kept them busy. He stated Forza doesn't want to totally abandon the project so they are keeping it in the Economic Development Plan as a potential future project.

Mr. Rhetts explained that keeping the project in this amendment would avoid having to go through an additional amendment process in the future which can be expensive.

Mr. Stephens-Hotopp asked about the discrepancy between Exhibit B's \$1.4 million figure and the previously stated \$9 million project.

Mr. Rhetts explained that the 1.4 million is the amount the Redevelopment Commission would be providing to the project. Mr. Bookout added that no funding requests have been made or processed to-date.

Mr. Dishman thanked Mr. Bookout for his economic development work and his assistance to the small towns. He noted that Mr. Bookout had done an outstanding job in bringing business and jobs to Delaware County.

Ms. Hensley made a motion to approve MPC 03-20, the Resolution of Approval. Mr. Dishman seconded the motion. Voting in Favor: Ms. Carey, Mr. Dishman, Mr. Hall, Ms. Hensley, Ms. Martin, Ms. Sipe, Mr. Vannatter, Mr. Henry. Voting Against: None. Motion carried, Resolution approved.

**MPC 04-20      Jurisdiction: Delaware-Muncie Metropolitan Plan Commission**

Being a resolution of approval to amend to the text of the DMMPC Rules of Procedure establishing a Hearing Officer and related procedures.

Ms. Moody explained that establishing a hearing officer position and procedure has been in the State statutes for some time but we've never utilized the process. She stated that this amendment is being proposed as a result of the pandemic and would provide for a hearing officer who would handle minor business so that the number of people at the regular Board of Zoning Appeals (BZA) meeting could be controlled and reduced. She gave some examples of minor business such as a setback variance or changing the occupancy of a

previously approved mobile home placement. She stated the notice requirements would be the same as for regular BZA business and the State statutes have very clear requirements on procedures including the right to appeal to the full BZA. In response to a question, she states she would be the designated hearing officer unless she has prior contact regarding the case and in that situation, she would designate another person since the hearing officer is bound by the same guidelines as a regular BZA member where prior contact is not allowed.

Mr. Henry stated he thought this was a good idea and would help to keep government running.

Mr. Hall asked if there was a timeline for how long the hearing officer would be operating and if the BZA would need to approve it as well.

Ms. Moody stated the idea would be to have a hearing officer until things could return to normal unless the Plan Commission decides otherwise. She also stated that she has not discussed it with the BZA members but the hearing officer process would prevent having multiple BZA meetings each month and allow the members to continue to deal with the more complicated cases.

Mr. Henry asked if reports could be provided to the Plan Commission to keep them informed of hearing officer business.

Ms. Moody stated that is no problem since there would be regular case files, agendas and minutes for any case handled by the hearing officer.

Mr. Rhett stated that the Rules of Procedure call for a two step approval process where the resolution would be introduced and then adopted so, in this case, the Commission would need to introduce, suspend the Rules and then take final action.

Ms. Hensley made a motion to introduce MPC 04-20 a Resolution to Amend the Rules. Mr. Vannatter seconded the motion. Voting in Favor: Ms. Carey, Mr. Dishman, Mr. Hall, Ms. Hensley, Ms. Martin, Ms. Sipe, Mr. Vannatter, Mr. Henry. Voting Against: None. Motion carried, Resolution introduced.

Ms. Sipe made a motion to suspend the rules. Ms. Carey seconded the motion. Voting in Favor: Ms. Carey, Mr. Dishman, Mr. Hall, Ms. Hensley, Ms. Martin, Ms. Sipe, Mr. Vannatter, Mr. Henry. Voting Against: None. Motion carried, suspension approved.

Mr. Vannatter made a motion to approve MPC 04-20, a Resolution to Amend the Rules. Ms. Carey seconded the motion. Voting in Favor: Ms. Carey, Mr. Dishman, Mr. Hall, Ms. Hensley, Ms. Martin, Ms. Sipe, Mr. Vannatter, Mr. Henry. Voting Against: None. Motion carried, Resolution approved.

**LEGISLATIVE ACTION:**

Ms. Moody stated there was no legislative action on which to report.

**REPORT FROM DIRECTOR:**

Ms. Moody stated she has had zoom meetings and email discussions with representatives from Muncie Action Plan (MAP) and Next Muncie aimed at working together to accomplish an updated comprehensive plan and an updated Muncie Action Plan. She noted that everyone was on board and that she is working on obtaining federal transportation dollars covering 80% of the cost and the MAP and Next Muncie people would work on providing the local match of 20%. She said the process is just beginning so the cost won't be known until the RFP process is conducted and a consultant is selected, which is when cost negotiations begin. She stated it will be interesting to see what the consultants proposed for public input given the current Covid-19 limitations.

Mr. Hall stated that is good news and asked about a timeline and the Plan Commission's role.

Ms. Moody stated she would like to see new plans completed in 2021. She also stated she is envisioning there will be a steering committee with representation from all three groups so Plan Commission members would be a part of that committee. She asked if Mr. Hall is volunteering and Mr. Hall indicated that is a possibility.

Ms. Moody stated the second item she had involved a response to a question from Mr. Landess regarding family cemeteries. She noted that Ms. Stinton had done some research and came up with the idea of doing a very minor amendment to the permitted uses in a Farming Zone. She stated under the current listing for mausoleums and cemeteries, we could just make reference to family cemeteries being permitted with no limit on acreage and subject to all applicable state statutes.

**ADJOURNMENT:**

Mr. Vannatter made a motion to adjourn, seconded by Ms. Carey. Voting in Favor: Ms. Carey, Mr. Dishman, Mr. Hall, Ms. Hensley, Ms. Martin, Ms. Sipe, Mr. Vannatter, Mr. Henry. Voting Against: None. Motion carried, meeting adjourned.

---

Shannon Henry, President

---

Marta Moody, Secretary