

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION  
PROPOSED ZONING CHANGE APPLICATION**

Jurisdiction: (Check One)

Submitted: " 01/27/2025

Delaware County

Case No.: MPC 06-25Z

City of Muncie

(1) Applicant: Whitely Community Council / Ken Hudson

Address: PO Box 665 Muncie, Indiana, 47308 Phone: 765-744-3274

(2) Record of Applicant's Ownership:

A.  By Deed:  
Deed Book No. & Page No.: 20174009  
Date of Deed: 1/5/2018

B.  By Recorded Contract:  
Misc. Book No. & Page No.: \_\_\_\_\_  
Date of Contract: \_\_\_\_\_

C.  By Unrecorded Contract:  
Date of Contract: \_\_\_\_\_  
Name of Contract Seller: \_\_\_\_\_  
Book No. & Page No. Of Deed in Seller's Name: \_\_\_\_\_

(3) Legal Description of Property for which rezoning is requested: (From the Deed or Abstract).  
See attachment:

(4) Common Address of Property Involved:  
1300 blk E Centennial Ave Muncie, Indiana, 47303

(5) Proposed zoning change: (Give exact zone classification.)  
From the R-4 Residence Zone \_\_\_\_\_ Zone  
To the BV Variety Business Zone \_\_\_\_\_ Zone

- (6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)  
The Whitely Community Council, through residential input, has future plans to develop the property into a variety business zone to coincide with the adjacent property. This would include a youth athletic center and recreational space.
- (7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.  
The Owner will develop the property for the use specified in item 6.
- (8) State how the proposed change will not adversely affect the surrounding area.  
The proposed change will benefit the community by improving surrounding living conditions, repurposing an abandoned site, and improve land value while NOT infringing on anyone's property or rights.
- (9) Will certain variances be requested if the proposed zoning change is granted?  
(If yes, list the variances)  
No.
- (10) Has the applicant provided stamped, addressed envelopes to send notices of this rezoning to all the property owners within 300 feet? Yes  
Has the applicant discussed this rezoning with those owners personally? No, (not all)  
(If answer is yes, give their attitudes toward the rezoning.)  
Public meetings have been held to discuss the project. Residents have been aware of the redevelopment for multiple years and those aware of the project express great excitement and support for the project.
- (11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?  
(If answer is yes, attach copy of it and/or explain.)  
There are no restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in the application.

**AFFIDAVIT**

(I or We) Whitely Community Council, Ken Hudson being duly sworn, depose and say that I/We am/are the owner(s)/contract owner(s) and contract seller(s) of property involved in this application and that the foregoing signatures, statements, and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief.

**SIGNATURES:** Ken Hudson \_\_\_\_\_

Subscribed and sworn to before me this 27<sup>th</sup> day of January, 2025

Denelle Murrell  
Notary Public



October 23, 2030  
My Commission Expires

Resident of Delaware County

State of Indiana

**DO NOT WRITE IN THIS SPACE**

The foregoing application has been inspected by me and was submitted to the Delaware-Muncie Metropolitan Plan Commission Office in accordance with all the formal requirements. If properly advertised by the applicant, this application will be heard by the Plan Commission in Public hearing on the 6 day of March, 2025.

Signed [Signature]

Date Feb. 21, 2025



## CONSENT TO CONDUCT BUSINESS

I, Frank Scott, Board President of the Whitely Community Council, do hereby grant permission to Ken Hudson to conduct business, sign documents, hold conversations and make decisions on behalf of the Whitely Community Council in any manner deemed necessary to conduct business.

President signature

Frank J. Scott Sr

Date

4-28-2017

Ken Hudson signature

Ken Hudson

Date

4-28-2017

\_\_\_\_\_

\_\_\_\_\_

File No.: 20174009

Parcel Number: 18-11-03-460-003.000-003, 18-11-03-484-007.000-003, and 18-11-03-486-007.000-003

### CORPORATE WARRANTY DEED

**This Indenture Witnesseth**, That **Don J. Crookston Corp.** (Grantor) **Convey(s) and Warrant(s)** to **Whitely Community Council Inc.** (Grantee) for the sum of One & 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

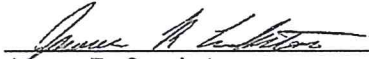
SEE EXHIBIT "A" ATTACHED HERETO

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

**Subject To** any and all easements, assessments, agreements, and restrictions of record.

**In Witness Whereof**, Grantor has executed this deed this 5th day of January, 2018.

DON J. CROOKSTON CORP.

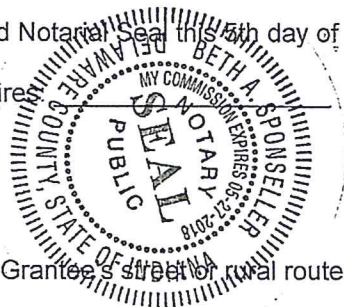
  
\_\_\_\_\_  
James R. Crookston  
President

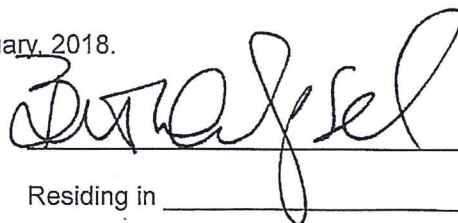
#### State of Indiana, County of Delaware SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared James R. Crookston President of **Don J. Crookston Corp.** who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notary Seal this 5th day of January, 2018.

My Commission Expires \_\_\_\_\_



  
\_\_\_\_\_  
Residing in \_\_\_\_\_, Notary Public  
County

Send tax bills to and Grantee's street or rural route address is: \_\_\_\_\_

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. James W. Trulock, Attorney-at-Law

This instrument prepared by: James W. Trulock, Attorney-at-Law

## EXHIBIT "A" LEGAL DESCRIPTION

### Tract I

A part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 20 North, Range 10 East, more fully described as follows: Beginning at an iron stake 192.2 feet, more or less, East 35 feet North of the Northeast corner of Hackley Reserve (said Northeast corner of Hackley Reserve being a bronze marker in the concrete pavement of State Road No. 67 & 3); thence running East parallel with the center line of Tenth Street (now vacated) a distance of 157.8 feet to an iron stake; thence running South parallel to the East line of State Road No. 67 and 3, a distance of 295.33 feet, more or less, to the North line of Centennial Avenue; thence running Northwesterly along the North line of Centennial Avenue, a distance of 168 feet, more or less, to an iron stake; thence running North parallel to the East line of State Road No. 67 and 3, a distance of 237.7 feet, more or less, to the place of beginning. Said tract of land contains 97/100 of an acre, more or less.

### Tract II

A part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 20 North, Range 10 East, described as follows: Beginning at a point 35 feet North and 113.8 feet East of the Northeast corner of Hackley's Reserve (said corner being a bronze marker set in concrete pavement of State Road No. 67 and No. 3); thence running East parallel with the center line of Tenth Street (now vacated), 78.4 feet to an iron stake; thence South parallel to the East line of State Road No. 67 and No. 3, a distance of 237.7 feet, more or less, to the North line of Centennial Avenue; thence Northwesterly along the Northerly line of Centennial Avenue, 92 feet, more or less, to the Southeast corner of a tract of land heretofore conveyed by Charles M. Lesh and Iva R. Lesh, husband and wife, to Western Oil Refining Company by deed dated August 26, 1927, and recorded in the Office of the Recorder of Delaware County, in Deed Record 204, page 297; thence Northerly along the East line of said Western Oil Refining Company's tract, 75 feet to the Northeast corner thereof; thence North parallel to the East line of said State Road No. 67 and No. 3, 123.5 feet, more or less, to the place of beginning.

### Tract III

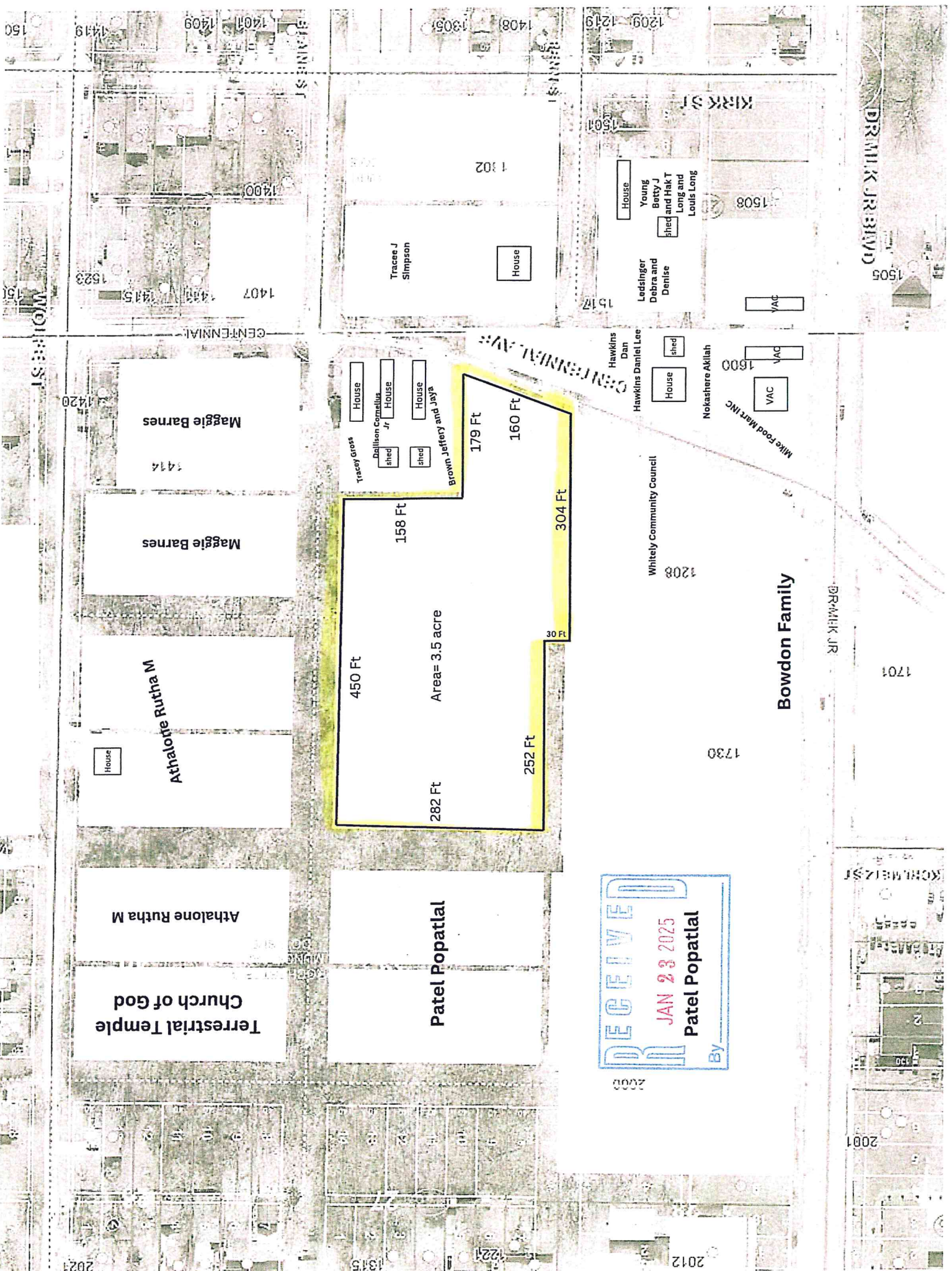
Lots Numbered 1 to 14 inclusive in Block Number 44, and Lots Numbered 1 to 10 inclusive in Block Number 50, all in the Rochester and Muncie Land Company's Subdivision of the Rochester and Muncie's Land Company's Addition to the City of Muncie, Indiana.

**ALSO:** All that part of a 12 foot public alley running East and West as platted in Block Number 44 in Rochester and Muncie Land Company's Subdivision of the Rochester and Muncie Land Company's Addition to the City of Muncie, Indiana, lying West of the East line of Lot Number 14 in Block Number 44 in said Subdivision produced and extended Northward across said alley, which alley extends Westward to the West line of Lot Number 8 in Block Number 44 in said Subdivision produced and extended Northward across said alley.

**ALSO:** All that part of a 12 foot public alley running East and West as platted in Block Number 50 in Rochester and Muncie Land Company's Subdivision of the Rochester and Muncie Land Company's Addition to the City of Muncie, Indiana, lying West of the East line of Lot Number 10 in Block Number 50 in said Subdivision produced and extended Northward across said alley, which alley extends Westward to the West line of Lot Number 8 in Block Number 50 in said Subdivision produced and extended Northward across said alley.

**ALSO:** All that part of a 60 foot public street known as Grace Street running East and West as platted in Rochester and Muncie Land Company's Subdivision of the Rochester and Muncie Land Company's Addition to the City of Muncie, Indiana, lying West of the East line of Lot Number 14 in Block Number 44 in said Subdivision produced and extended Southward across said street, which street extends Westward to the West line of Lot Number 8 in Block Number 44 in said Subdivision produced and extended Southward across said street.

**ALSO:** All that part of a 30 foot public street known as Penn Street running North and South as platted in Rochester and Muncie Land Company's Subdivision of the Rochester and Muncie Land Company's Addition to the City of Muncie, Indiana, lying North of the North line of Centennial Avenue, as shown in the plat of said Subdivision, which street extends Northward to the South line of Lot 8 in Block 44 in said Subdivision produced and extended Westward across said street.



RECEIVED  
JAN 23 2025  
Patel Popatlal  
By

Terrestrial Temple  
Church of God

Athalone Rutha M

Athalone Rutha M

Maggie Barnes

Maggie Barnes

Patil Popatlal

282 Ft  
450 Ft  
158 Ft  
Area= 3.5 acre

Tracy gross  
House  
Darlison Cormelius  
shed Jr  
House  
shed  
House  
Brown Jeffery and Jaya

Tracee J  
Simpson

House

1302

Whitely Community Council  
1208

Hawkins Dan  
Hawkins Daniel Lee

House  
shed

Nokashere Akliah

1500

VAC

VAC

1730

Bowdon Family

DRMALK JR

1701

KOHLMER ST

2001

2012

1221

1315

2021

DRMALK JR BRVD

1505

1508

House

Young  
Bobby J  
and Hak T  
Long and  
Louis Long

1501

House

Ledsinger  
Debra and  
Denise

1517

VAC

CENTENNIAL

CENTENNIAL AVE

WISCONSIN

150

1419

1409

1401

1400

1407

1415

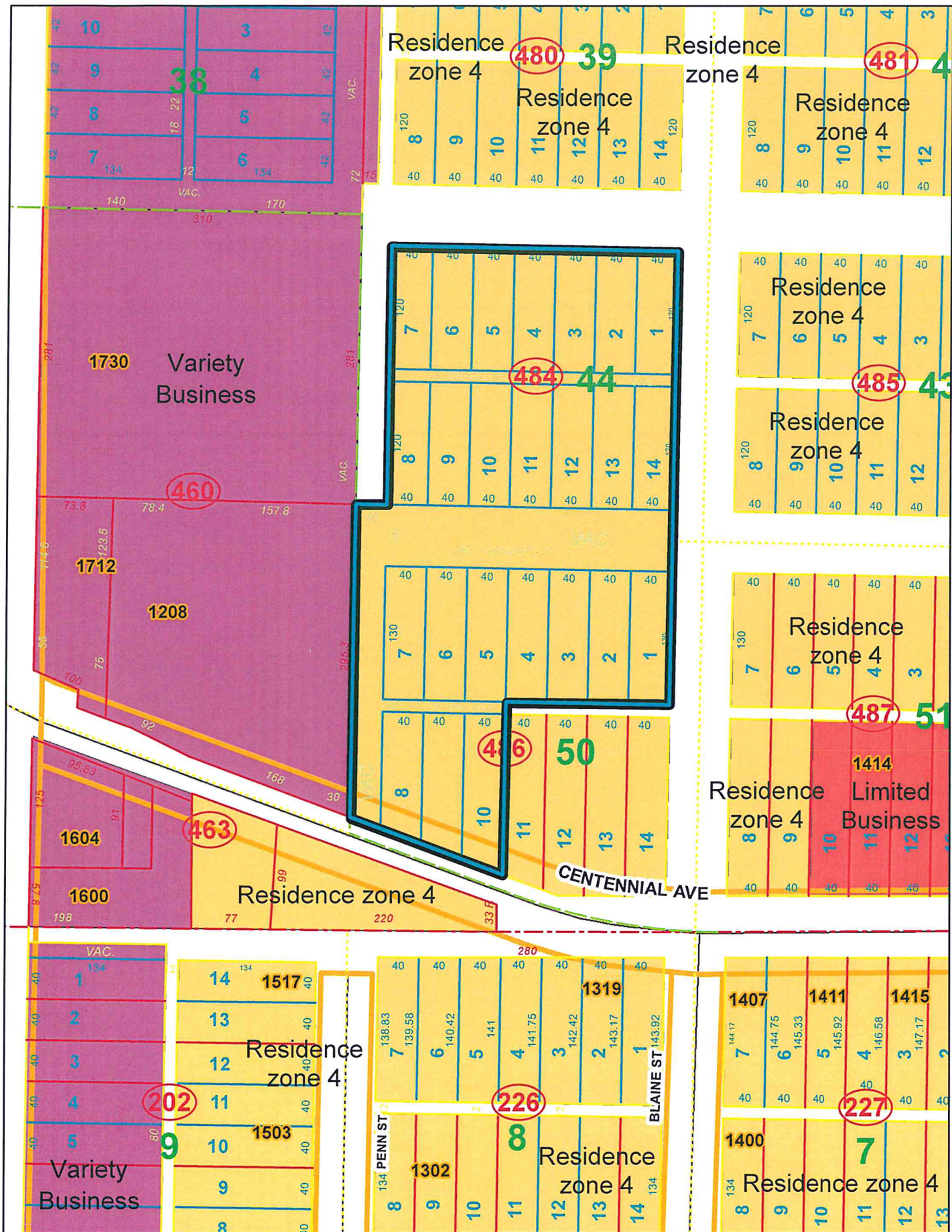
1523

1305

1408

1209

1219



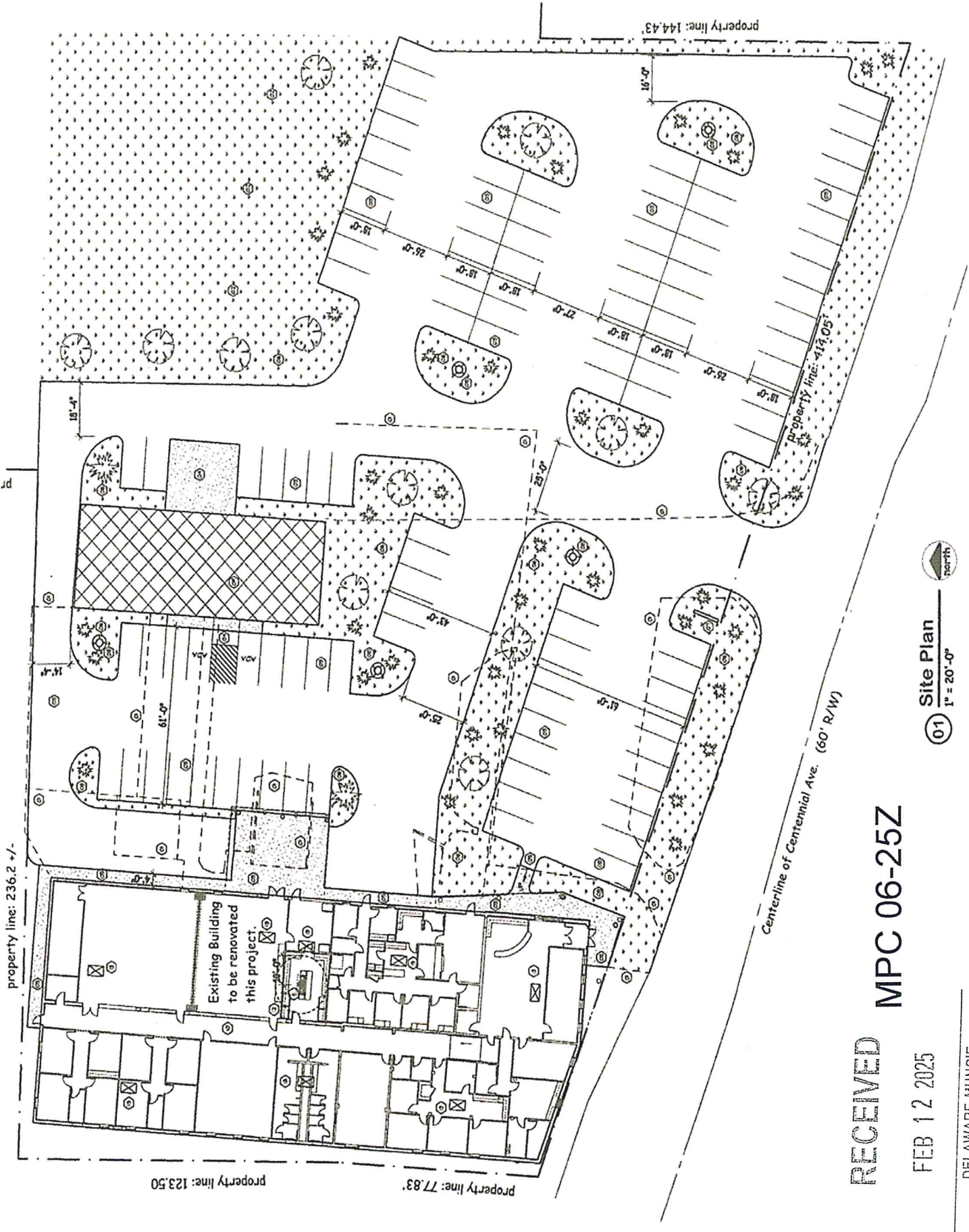
1300 BLK E Centennial

Zone Map

map not to scale







**RECEIVED**  
**MPC 06-25Z**

FEB 12 2025

DELAWARE-MUNCIE  
 METROPOLITAN PLAN COMMISSION

01 Site Plan  
 1" = 20'-0"