

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

Jurisdiction: (Check One)

Submitted: 4/8/26

Delaware County

Case No.: 04-267

City of Muncie

(1) Applicant: Wheeling Avenue Church of the Nazarene

Address: 4600 N. Wheeling Ave. Phone: 260-336-4291  
Muncie In. 47304

(2) Record of Applicant's Ownership:

A.  By Deed:  
Deed Book No. & Page No.: Book No. 454. Page #291  
Date of Deed: March 1 2009

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).  
MIDPT NE QTR S32 T21 R10 0.805 AC

(4) Common Address of Property Involved:  
4600 N. Wheeling Ave. Muncie In. 47304

(5) Proposed zoning change: (Give exact zone classification.)  
From the R-2 Residence Zone \_\_\_\_\_ Zone  
To the BV (Variety Business Zone) \_\_\_\_\_ Zone

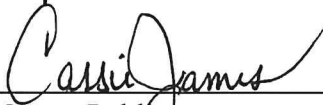
- (6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)  
Fitness Facility.
- (7) Will the Owner develop the property for the use specified in Item 6 or does owner intend to sell property for the purpose specified.  
Owner intends to sell property for the purpose specified.
- (8) State how the proposed change will not adversely affect the surrounding area.  
Proposed property and use is to serve the community with both physical and mental health accommodations. This is not so different than what the church has provided.  
Proposed Use is a Fitness Center
- (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  
(If answer is yes, give their attitudes toward the rezoning.)
- (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.)  
No.

**AFFIDAVIT**

(I or We) Wheeling Avenue Church of The Nazarene (Andrew Dayton) 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: 

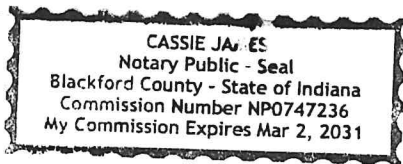
Subscribed and sworn to before me this 8<sup>th</sup> day of April, 2020

  
Notary Public

March 2, 2031  
My Commission Expires

Resident of Blackford 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 7 day of May, 2020

Signed 

Date 4/20/20

Recorded this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Recorder \_\_\_\_\_

# Warranty Deed 46091

THIS INDENTURE WITNESSETH That District Advisory Board of the Northeastern Indiana District Church of the Nazarene of Allen County, Inc., an Indiana corporation, by order of its board of Directors and by its duly authorized officers,

of Allen County, in the State of Indiana, DOES HEREBY Convey and Warranty to Trustees, Wheeling Avenue Church of the Nazarene of Delaware County, in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration

the receipt whereof is hereby acknowledged, the following described Real Estate in Delaware County, in the State of Indiana, to-wit: Lots Numbered Forty-four (44), Forty-five (45), Forty-six (46) and Forty-seven (47) in Justamere Extension, an Addition to the City of Muncie, Indiana, a plat of which is recorded in Plat Book 8, page 16 of the records of plats of Delaware County, Indiana. ALSO: A part of the northeast quarter of Section 32, Township 21 North Range 10 East described as follows, to-wit: Beginning at a point Eight hundred fifty-eight (858.0') feet south of the north line of said quarter and seven hundred fifty-six and five tenths (756.5') feet west of the east line of said quarter and running thence west parallel with said north line three hundred twenty-three and seventy-seven hundredths (323.77') feet to the center line of the Muncie-Wheeling Pike (U.S.R. #35 & S.R. #21); thence southeasterly along the center line of said Pike one hundred sixty-four and nine hundredths (164.09') feet to a point ten hundred eight (1008.0') feet south of said north line; thence East parallel with said north line two hundred fifty-seven and three hundredths (257.03') feet to a point seven hundred fifty-six and five tenths (756.5') feet west of the east line of said quarter; thence north parallel with said east line one hundred fifty (150.0') feet to the place of beginning, containing 1.00 acres, more or less.

This conveyance is made subject to the restrictions, conditions and limitations contained in the recorded plat of said addition and to all other restrictions and easements of record.

Duly entered for taxation July 6, 1965  
NORBERT W. HART, Auditor, Filed for Record  
7-6-1965 at 11:11 Dead Record 454  
Page 29 / Fee \$2.25 paid. ALEEN SULLIVAN, R.D.G.

In Witness Whereof, The said District Advisory Board of the Northeastern Indiana District Church of the Nazarene of Allen County, Inc., by Paul C. Uppike, President, and John C. Wine, Secretary, has caused its corporate name to be hereunto subscribed and its seal to be hereunto affixed at Marion, Indiana, this 29th day of May 1965.

ATTEST: \_\_\_\_\_ (Seal) DISTRICT ADVISORY BOARD OF THE NORTHEASTERN INDIANA DISTRICT CHURCH OF THE NAZARENE OF ALLEN COUNTY, INC. (Seal)  
\_\_\_\_\_  
(John C. Wine) (Seal) By: \_\_\_\_\_ (Seal)  
SECRETARY (Seal) (Paul C. Uppike) (Seal)  
PRESIDENT (Seal)

STATE OF INDIANA, Grant COUNTY, ss:  
Before me, the undersigned, a Notary Public in and for said County, this 29th day of May 1965 came Paul C. Uppike, President, and John C. Wine, Secretary of District Advisory Board of the Northeastern Indiana District Church of Nazarene of Allen County, Inc., and for and on behalf of said corporation, who acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.  
My Commission expires April 14, 1967  
\_\_\_\_\_  
(Dorothy D. German) Notary Public  
This instrument prepared by: Earl G. De Fur.

# NEI DAB MEETING MINUTES

October 20, 2025

**In Attendance:** DS Andy Dayton, Marie Secor, Tim Miller, Cory Clark, Brian Schnepf, Kevin Stirratt, Michael Coffman, Jason Hawk, Gary Sheets, and Marybeth Johnson

## **DISTRICT SUPERINTENDENT REPORT:**

### **Reminder of Confidentiality**

### **Transition has been going well!**

Goal of 90 minute pastor time in 90 days was reached.

Things on the Horizons:

NDI Discipleship FULL SEND RALLY - Working with Scott Rainey and the NDI Council on a GREAT TEAM DAY! September 2026

\*Initiatives and Intentionality discussion to come.

## **OPENING PRAYER TO START OUR OFFICIAL BUSINESS**

**SECRETARY'S REPORT** was sent out electronically. These were for just a couple of Zoom Meeting Minutes.

**TREASURER'S REPORT:** Each member was given a copy of the Treasurer's report through email this afternoon. Jeff Kardatzke was available per zoom to lead us through the reports. **Motion made to accept the Treasurer's report by Marie Secor. 2nd- Gary Sheets. Motion carried unanimously.**

## **DISTRICT INVESTMENTS WITH FINANCIAL PLANNING SERVICES:**

Gary Sheets made a motion for the following people are authorized to be listed on and have access to NEI Financial accounts:

Andrew Dayton, Cory Clark, Jeff Kardatzke, and Kevin Stirratt.  
Jason Hawk 2nd the motion. Motion was carried unanimously.

## **Christmas Bonus/Recognition for District Paid Staff:**

Consensus by the board was to proceed with the same for this year.  
No motion needed.

## **DISTRICT INITIATIVE UPDATES:**

**Grant Writing Updates:** Supporting Hoosier Churches Initiative - Should be expecting the grant money soon! The Grant Writing Team will begin the next level for the match gift. Thanks to Kevin Stirratt and His Team.

## **NEI DAB MEETING MINUTES**

*October 20, 2025*

Capital Project - Submitted in September. Cory Clark and his team already submitted their answers for some more information that was needed.

The next level of the grant is a matching one. This would be a double blessing as we would not only receive the funds, but would also gain a master plan for Shiloh Park at the same time. Thank you to Cory Clark and His Grant Writing Team.

### **Love Point Church Plant (Muncie)**

First Meeting Yesterday with 19 Present in a Coffee Shop. Jennifer was so excited! Meeting there for the next 3 months.

### **NEW! Prayer Retreat Change**

GRIP: Pastoral Training You Can Get Ahold of! Please note this will take place the last Friday night to Saturday in January. Great Ministerial tools for our pastors.

Praises to the Pastoral Team Retreat. It was great to have Pastor Andy speak and bring the connection on his first year here. Highly applauded.

### **NEW! NEI Interim Pastor Program**

We sent Pastor Kent and Lori Wright to Next Steps TIPS Training. He will serve on our District and help develop our NEI Interim Group. There is a vast need for interims instead of just pulpit supply at the churches that are open. We will be under TIPS contract while this training is happening.

### **NEW! Leadership Development Pipeline**

DS Andy reported on the need for Home-Grown Pastors in every Community. Possible Retreat=March 27-28, 2026.

### **NEW! Pastor Mental and Emotional Wellbeing**

Top 2 Needs from our Pastoral Survey; Counseling and Communication  
\$20,000 Earmarked in Grant (if approved)  
Possible Ministry Retreat - Things to help us with Self-Care.

### **CHURCHES IN TRANSITION:**

The following churches are in transition: Churubusco, Grace Point, Ossian, Tunker Sugar Creek Fellowship, Union Chapel, and Portland, which is a new one to the list.

### **PASTORAL REVIEWS:**

All received 4 year renewals: Jill Waltz, Tim Sheets, Brad Buhro, Tom Gavin, Cory Clark, Michael Hazlet, and Dillan Ketcham.

# NEI DAB MEETING MINUTES

October 20, 2025

## **DISTRICT SECRETARY BUSINESS ITEMS - District Secretary Jason Hawk**

**Reported the following:** These Transfers have been completed.

Tim Kellerman transferred to West Texas.

Andrew Johnson - Transferred to North Arkansas

Jolly Beyioku - Marion First transferred from LA District

Nathan Bienhoff transferred from New Mexico

Motion made by Tim Miller. 2nd - Michael Coffman. Unanimously carried.

## **PROPERTIES:**

**Orland** - SOLD and Checks Cashed

### **Muncie Wheeling Avenue**

**Recommendation** - List with Realtor - Rich Thomas

Motion made by Tim Miller to list the property. 2nd - Gary Sheets.

Unanimously carried.

### **PROPERTY SALE REQUEST - Middletown**

Requesting to sell Blue River Valley Campus - Listing for \$180,000

Motion was made to partner with Middletown to allow the sale of the Blue River Valley Campus by Gary Sheets. 2nd - Tim Miller. Unanimously carried.

Motion was made that the proceeds of the sell of the Blue River Campus would be handled as follows: 50% to indebtedness and 50% on cash reserve to bank account.

Motion was made by Gary Sheets. Jason Hawk -2nd.

Motion was Approved. 6 - Yes 3 - No

### **PROPERTY SALE REQUEST OF OLIVE BRANCH**

#### **Church Building Only**

**Recommendation** - List with Realtor Rich Thomas

Motion made by Gary Sheets to list the property. 2nd - Michael Coffman

Unanimously carried.

**DS Andy Dayton reported to the DAB of some items of business he has handled across the District at different churches. He just wanted to update the DAB and keep us informed.**

## **NEI DAB MEETING MINUTES**

*October 20, 2025*

### **BOUNDLESS- REFINANCING WITH WIF**

Motion was made by Marie Secor that we give approval for Boundless Church of the Nazarene to proceed with their loan from WIF, which is according to the loan terms stated on the loan. NEI will guarantee WIF Loan for Boundless Church as they have asked for approval by our DAB in Advance.

2nd - Tim Miller

Kevin Stirratt and Brian Schnepf Abstained From Vote. Motion Carried.

### **Adjournment**

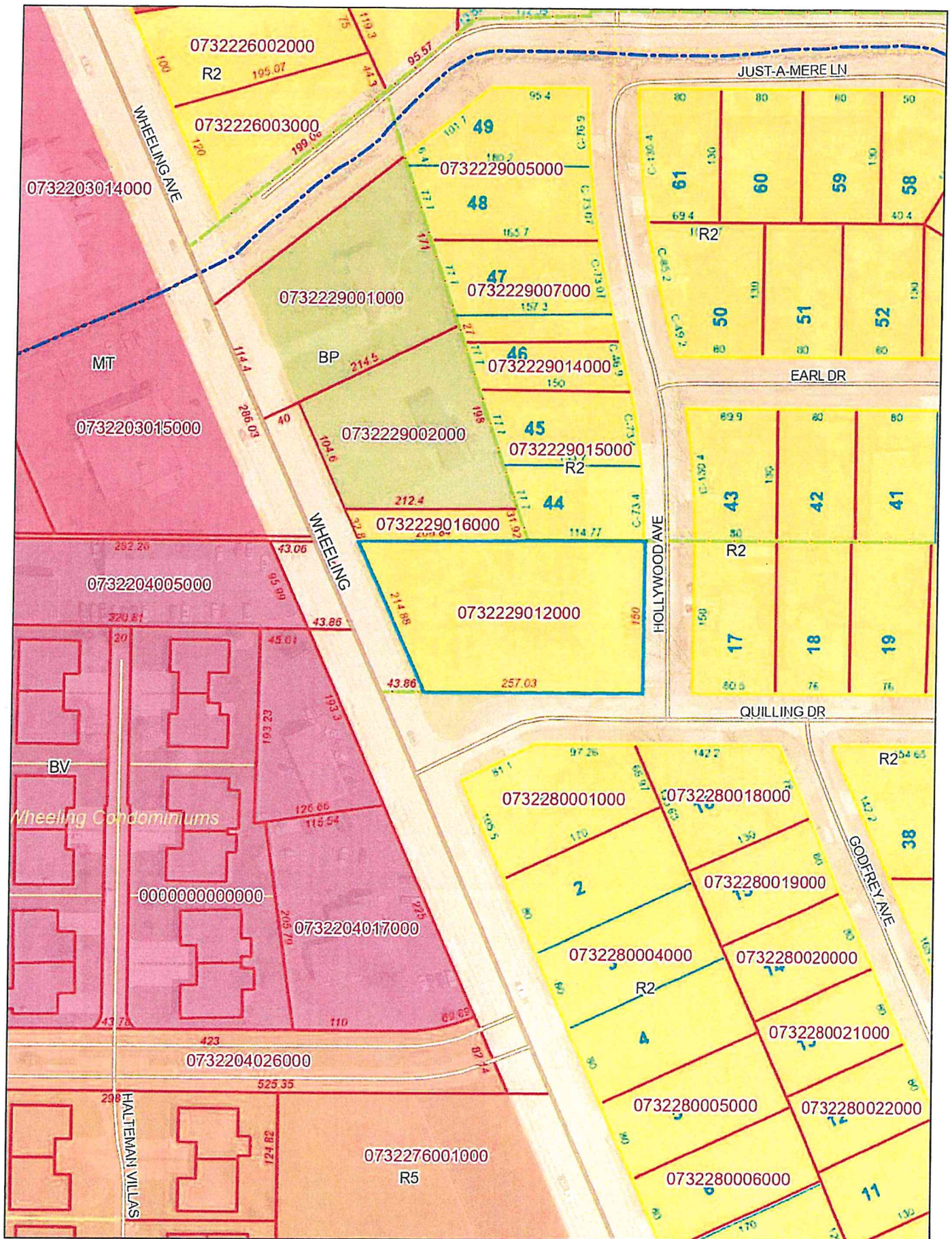
**NEXT MEETING** - Monday, January 19, 2026 @ 7:00 PM


Respectfully Submitted,

Marybeth Johnson



DAB Secretary



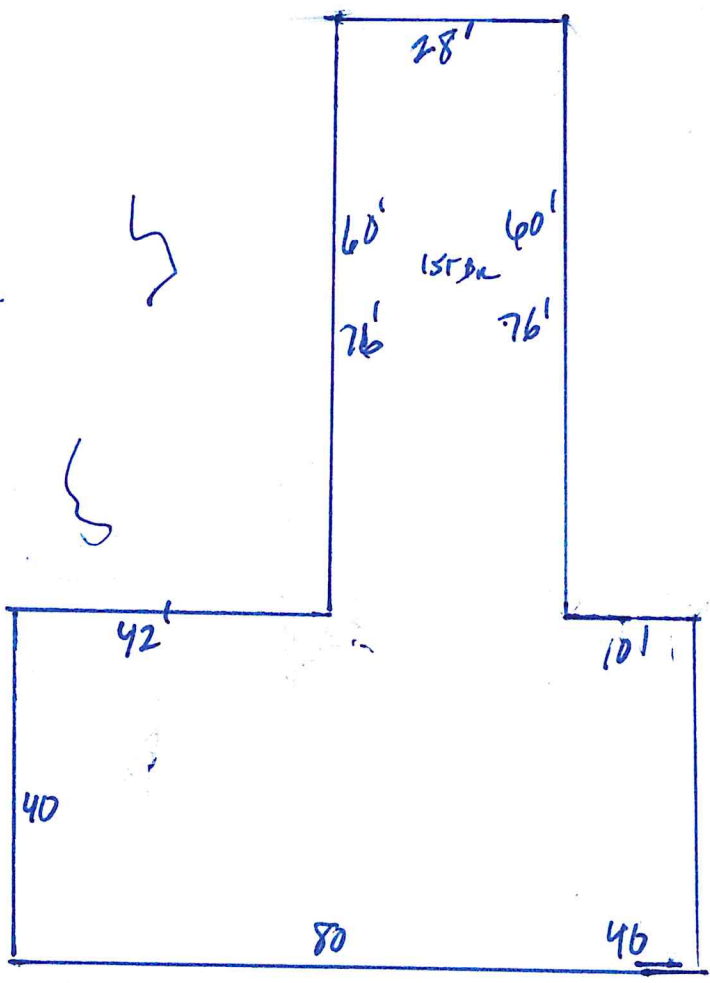

 North MPC 04-26Z  
 MPC 04-26Z

Hollywood Ave.

PARKING

Zone 04-26Z  
MPC 04-26Z

North  
↑



Quilling Dr.

Wheeling Ave.

