

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
JUNE 2024 REGULAR MONTHLY MEETING
AGENDA**

DATE: June 6, 2024

PLACE: Commissioners' Court Room
3rd Floor, Delaware County
Building

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Nathaniel Carroll
Jerry Dishman
Shannon Henry

Teresa Hensley*
Jesse Landess
Michele Owen

Rickie Sipe
Christopher Smith
Allen Wiseley

Advisory Members

Tom Borchers

Justin Curley

Adam Leach

MINUTES: Consideration of the May, 2024 Meeting Minutes.

NEW BUSINESS:

MPC 05-24Z Jurisdiction: City Council

Being a consideration of an appeal filed by **Cardinal Properties INC**, 2800 W Bethel Ave, Muncie, Indiana, requesting a change in zone from the R 4 Residence Zone to the R 5 Residence Zone on premises located at the NW and NE corners of Dill St. and Gilbert St., previously addressed as 310, 300 & 308 N Dill St., Muncie, Indiana, as more accurately described in the application.

MPC 06-24Z Jurisdiction: City Council

Being a consideration of an appeal filed by **CRU Properties LLC**, 1314 S Brotherton St., Muncie, Indiana, requesting a change in zone from the CB Central Business Zone to the R 5 Residence Zone on Lots 16, 17 & 18 in the Whitely Land Company's 2nd Addition, previously addressed as 710, 712, 714 & 716 N Walnut St., Muncie, Indiana, as more accurately described in the application.

MPC 07-24Z Jurisdiction: City Council

Being a consideration of an appeal filed by **Muncie Mission Ministries Inc**, 725 S Liberty St., Muncie, Indiana, requesting a change in zone from the R 4 Residence Zone to the BC Community Business Zone on premises located at 1300 S. Liberty St., Muncie, Indiana, as more accurately described in the application.

*Terms expiring; members serve until new appointments are made.

LEGISLATIVE ACTION:

DIRECTOR'S REPORT:

ADJOURNMENT:

**DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION
JUNE 2024 REGULAR MONTHLY MEETING
MINUTES**

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday June 6, 2024 at 6:00 P.M., in the County Commissioner's Court room of the Delaware County Building, Muncie, Indiana. President Allen Wiseley called the meeting to order.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Ms. Swackhamer called roll and the following members were present: Mr. Carroll, Mr. Curley, Mr. Dishman, Mr. Henry, Ms. Owen, Ms. Sipe, Mr. Smith, and Mr. Wiseley. Absent: Mr. Borchers, Ms. Hensley, Mr. Landess, and Mr. Leach. Also present: Mr. Murphy, attorney for the Board.

MINUTES:

Mr. Henry made a motion to approve the May, 2024 regular monthly meeting minutes. Ms. Owen seconded the motion. Voting in favor: Mr. Carroll, Mr. Dishman, Mr. Henry, Ms. Owen, Ms. Sipe, Mr. Smith, and Mr. Wiseley. Voting against: None. Motion carried, May 2024 minutes approved.

Mr. Wiseley stated that the agenda would be slightly changed at the request of one of the applicants and we would hear MPC 07-24Z first.

MPC 07-24Z Jurisdiction: City Council

Being a consideration of an appeal filed by **Muncie Mission Ministries Inc**, 725 S Liberty St., Muncie, Indiana, requesting a change in zone from the R 4 Residence Zone to the BC Community Business Zone on premises located at 1300 S. Liberty St., Muncie, Indiana, as more accurately described in the application.

Maura Hoff, attorney with DeFur Voran, 400 S. Walnut St., Muncie, Indiana, appeared to represent the applicant. She thanked the Board for accommodating her request to be first on the agenda. She stated that the partnership behind this request was much larger than just the Muncie Mission and was one step in the strategic plan known as Together to House Muncie, an alliance with local agencies providing services to the homeless. She stated that this included the Muncie Mission, YWCA, A Better Way, Christian Ministries, Meridian Health Services, Open Door, Center Township Trustee, and City of Muncie Community Development. She stated that representatives from some of those agencies were in attendance and could answer any questions the Board may have. She stated that 3 sites had been identified that together would create 50-60 housing units of permanent supportive housing for formerly homeless individuals and families, and comes with support services. She stated that this would be a mix of new construction and historic building rehabilitation and that this specific request was for the former Harrison School that would hold up to 20 units built for families. She stated that there was another new building site that would hold

30 units and a medical clinic provided by Open Door as part of the project. She stated that the Together to House Muncie initiative was accepted into the IHCDA's supportive housing institute, which provides opportunities to apply for tax credits for these types of programs. She stated that the lot and the former Harrison School building were currently owned by Full Gospel Church and that they had an agreement to purchase $\frac{3}{4}$ of the current parcel. She stated that the split would take place prior to City Council's vote, and a favorable rezoning recommendation with a condition would be helpful since they did not want to split the parcel prior to be granted the rezoning, and end up combing the parcel back together if denied. She stated that the zoning in this area did vary and that the parcel was adjacent to R4-Residence Zone, Variety Business Zone, and Community Business Zoning, and that they were requesting Community Business zoning although it would clearly be residential in nature of the use. She stated that the Harrison School closed in 1971 and the church had been actively using it since that time, but they were seeking a more updated space. She stated that the change in zoning would not adversely affect the values of the surrounding properties and that rehabbing the existing historic building could have the opposite effect and increase those values. She stated that the proposed use was the best and most adequate use of the property since it was no longer needed for educational purposes, and the church was ready to move forward to help with the major housing needs in the community. She stated that the historical nature of the building makes it a good candidate for obtaining the funding needed for a project like this to work. She stated that they would comply with all of the requirements of the ordinance but that they may need a variance for parking, and would apply for that if needed. She stated that the traffic would not unnecessarily be increased and that they believe this was a good use of the property and that this was the first step in the development.

Mr. Wiseley asked if the only variance they anticipated potentially asking for was for parking, and if they planned to meet all relevant landscaping standards.

Ms. Hoff stated parking was the only variance they were aware of and that they planned to meet the landscaping requirements.

Mr. Wiseley asked if they were prepared to file with the Plat Committee to have the parcel split.

Ms. Hoff stated yes.

Mr. Wiseley asked if they had talked to any of the surrounding neighbors other than the church and the Mission.

Ms. Hoff stated that she had not personally talked to anyone.

Bob Scott, Muncie Mission, 1725 S. Liberty St., Muncie, Indiana, appeared. He stated that they had attended the Thomas Park Avendale neighborhood meeting in March, 2024 and had shared their plans at that meeting and received their support. He stated that they had not had any individual conversations with any of the neighbors at this time.

Mr. Dishman asked if they had sent any letters to the surrounding neighbors.

Ms. Hoff stated no, not other than the notice required by application.

Mr. Dishman asked if there was any reason they had not sent any additional letters explaining their plans for the area.

Mr. Scott stated that the housing was for people who were homeless, and were already in the area, so they had not sent any additional letters to the neighborhood.

Mr. Dishman stated that he believed that the neighbors should have been notified about the changes.

Ms. Hoff stated that they had received notice that the rezoning was being requested, so they would have had access to the application that was before the Board.

Mr. Smith asked if the letter would have gone to people that would not have attended the neighborhood meeting.

Ms. Hoff stated that the notified neighbors would be part of the Thomas Park Avendale neighborhood.

Mr. Smith stated that they could have attended that meeting as well.

Mr. Dishman stated that the next time they plan a project such as this, that they should send a letter to more than the neighborhood association since not everyone attended those meetings but they should be made aware of what was going on.

Gretchen Cheeseman, Director of Community Development for the City of Muncie, appeared. She stated that the required notice was sent, but that they had not sent any additional letters because they did not know that was required or they would have sent more information. She stated that the city did receive 1.8 million dollar grant for homeless services known as Home ARP from HUD and that they intended to put 1.2 million dollars into this project over the next few years for 3 sites total. She stated that there was a need for housing for homeless families and individuals and they had a great partner in Open Door who would be providing supportive services. She stated that each one of the units would come with a section 8 voucher that would help the tenant with rent so they would be rented regardless of income. She stated that this was a great opportunity for the community to develop more housing that had the voucher support, which did not come from the Muncie Housing Authorities allotment and asked the Board for their support.

Mr. Wiseley asked Ms. Cheeseman to explain a little more about what permanent housing means.

Ms. Cheeseman stated that when a person showed up and stated that they were homeless, they would complete a survey that would give them a ranking number to be used when referring them to supportive housing. She stated that Walnut Commons was a supportive housing development and that once people had a place to live in supportive housing they received the help needed to address the cause of their homelessness. She stated that the support staff was there to help the tenants come to terms with some of those issues that were keeping them homeless, and that they can stay here as long as they income qualify, but the hope was that they would not be here forever.

Mr. Wiseley asked if Open Door would be the service provider, and who would be managing the property.

Ms. Cheesman stated Open Door would be the service provider and that Herron Management would be the property manager.

Andrew Walker, developer with Radiant CDC, appeared. He stated that Herron Property Management had been around for over 30 years. He stated that in this type of permanent supportive housing, you could not just have a regular property manager for the residents that this project would be serving. He stated that Herron Property Management had been doing supportive housing management for over 30 years, and that there was a lot of compliance to regulations that comes with supporting this demographic.

Mr. Dishman stated that he had no problem with this project, but he did have an issue with the development on the corner of Walnut St. and Wysor St., because they did not keep the property maintained and it had been sold over the years. He stated that it was difficult for this Board to try and do good things, when those property owners let the properties go unrepaired and not maintained.

Ms. Cheesman stated that she 100% agreed with Mr. Dishman's concerns, and that they did a request for proposals when they selected Radiant as the developer and they had 3 applicants. She stated that Advantics and Radiant along with the developer of Walnut Commons, which they specifically did not select because of the issues with that development.

Mr. Dishman stated that he supported the project, but that was his only issue because the weeds were so high.

Ms. Cheesman stated that she had talked to the developer about the condition of the property and that she could have weed enforcement take a look as well.

Mr. Walker stated that they had gone to the Indiana Institute and presented to IHCD and it was very important for the Board to understand that they wanted to deliver an A+ project to the city.

Ms. Cheesman stated that the Permanent Supportive Housing Institute was put on by Indiana Housing Community Development Authority (IHCD) along with the Center for Supportive Housing, which was a national group. She stated that Mr. Walker, Mr. Scott, Mr. Aryes, and her had all attended that training. She stated that it was 3 days each month from February to May learning about permanent supportive housing including management, legal, development, and tenant issues and concerns of the process. She stated that this was a large commitment, and they had been through the training and now they were ready to put that plan in place.

Mayor Dan Ridenour appeared and stated that the money had been received as part of the ARP funds and that City Council had set that money aside to help with this issue. He stated that there had been some pressure for Ms. Cheesman to move more quickly, but he wanted to thank her for taking the time to do things right with finding the right location and developer for the project. He stated that they were very excited to use these funds for this project and not use tax payer dollars.

Ms. Owen stated that she could see this property from her house, and that she was thrilled something positive was going to happen here and that she felt it was a good fit for the neighborhood and was happy to see all of the collaboration that had gone into the project.

No one appeared in opposition.

Mr. Dishman made a motion for a favorable recommendation for MPC 07-24Z requesting a rezoning from the R-4 Residence Zone to the BC Community Business Zone. Mr. Henry seconded the motion. Voting in favor: Mr. Carroll, Mr. Dishman, Mr. Henry, Ms. Owen, Ms. Sipe, and Mr. Smith. Voting against: None. Abstaining: Mr. Wiseley. Motion carried, a favorable recommendation to be forwarded to City Council for introduction at their July 1, 2024 regular meeting.

NEW BUSINESS:

MPC 05-24Z Jurisdiction: City Council

Being a consideration of an appeal filed by **Cardinal Properties INC**, 2800 W Bethel Ave, Muncie, Indiana, requesting a change in zone from the R 4 Residence Zone to the R 5 Residence Zone on premises located at the NW and NE corners of Dill St. and Gilbert St., previously addressed as 310, 300 & 308 N Dill St., Muncie, Indiana, as more accurately described in the application.

Kathy Vannice, from Ashton Land Surveyor, 325 W. Washington St., Muncie, Indiana, appeared to represent the applicant. She stated that there was a future residential development plan to build 8 single structures and 17 multi family units. She stated that 3 lots on the south end were zoned R-4 Residence Zone and the north they were all zoned R-5 Residence Zone. She stated that they would like to change all of the R-4 Residence Zone to the R-5 Residence Zone to allow them to combine the properties and have the multi family unit structure all on one parcel. She stated that they had a letter of support from the Riverside Normal City neighborhood association and that Ball State had also sent a letter of support. She stated that the thought was to create a community area where people could walk to work and that the goal was to be owner occupied by individuals that work at Ball State or at IU Health facilities. She stated that the development would exceed the parking requirement to include 1-2 per unit, and that they were in the process of vacating Dill St. so that the flow of traffic was more secured.

Mr. Wiseley asked if the applicant currently owned all 10 of the lots in this development.

Ms. Vannice stated yes, and they owned a few others in that area as well.

Mr. Wiseley asked if there were any structures on any of the lots currently.

Ms. Vannice stated no, they were all vacant, nothing but gravel and grass.

Mr. Dishman asked if the applicant was asking for a tax abatement or if it would be a taxable property.

Ms. Vannice stated they were not asking for tax abatements. She stated that the south end of the development would be single structures and the units on the north end would be multi family, and all would be taxed.

No one appeared in opposition.

Mr. Dishman made a motion for a favorable recommendation for MPC 05-24Z requesting a change in zoning from the R-4 Residence Zoning to the R-5 Residence Zoning. Ms. Owen seconded the motion. Voting in favor: Mr. Carroll, Mr. Dishman, Mr. Henry, Ms. Owen, Ms. Sipe, Mr. Smith, and Mr. Wiseley. Voting against: None. Motion carried, a favorable recommendation to be forwarded to City Council for introduction at their July 1, 2024 regular meeting.

MPC 06-24Z Jurisdiction: City Council

Being a consideration of an appeal filed by **CRU Properties LLC**, 1314 S Brotherton St., Muncie, Indiana, requesting a change in zone from the CB Central Business Zone to the R 5 Residence Zone on Lots 16, 17 & 18 in the Whitely Land Company's 2nd Addition, previously addressed as 710, 712, 714 & 716 N Walnut St., Muncie, Indiana, as more accurately described in the application.

Johnathan Chamblis, co-owner of CRU Properties and CRU Construction appeared. He stated that he had applied for variances to split the parcels that would be different zones, he believed that they could move forward without rezoning.

Mr. Wiseley asked if Mr. Chamblis was asking to withdraw the request.

Mr. Chamblis stated yes, because his research did not indicate there would be any issues moving forward, unless the Board saw otherwise.

Mr. Murphy stated that they were free to withdraw their request but that he was hesitant to give any advice that they did not need to do anything further.

Mr. Henry made a motion to withdraw MPC 06-24Z at the applicants request. Mr. Smith seconded the motion. Voting in favor: Mr. Carroll, Mr. Dishman, Mr. Henry, Ms. Owen, Ms. Sipe, Mr. Smith, and Mr. Wiseley. Voting against: None. Motion carried, MPC 06-24Z request withdrawn.

DIRECTOR'S REPORT:

Ms. Swackhamer stated that she had provided the board members with an update since the last meeting, and that 2 graduate students had been working in the office. She stated that Adrienne Baker had been working with Mr. Daniel learning about variances and different land use requirements and uses. She stated that Sajjad Naseri had been working with her on the transportation side of the office and that we were enjoying having both of them around. She stated that she had provided the number of permits and the revenue this year to date and for last year just to compare, and that Mr. Fouch had done 540 inspections so far this year. She stated that 10% of the permit revenue went towards the unsafe housing fund and the other 90% went to county general funds. She stated that we were collaborating with ECIRPD on a Safe Streets for All grant that was just approved, so was just in the beginning phases. She stated that this was very exciting because the end result would be a regional transportation safety action plan that would help with information needed for many other documents the office prepared. She stated that this was a \$400,000 grant that was a 30-month long process and would be a while before that was completed. She stated that she had also provided the number of cases that had been heard by the BZA, MPC,

Plat, and VRC, which she had separated by jurisdiction for the city or county, just to give the Board an idea of the number of requests. She also stated that she had attended her first in person CIRT meeting in April and she was able to use the bus simulator that they use for training for the bus drivers. She also reported that Senator Scott Alexander had attended a County Commissioner's meeting and presented a resolution memorializing Marta Moody which would be posted outside of the office at some point. She stated that the Commissioners had also dedicated room 206 to Marta, and that the office would come up with the wording for a plaque that would also be posted along side of that resolution.

Mr. Henry asked if a picture of Marta could be added to the plaque.

Ms. Swackhamer stated that the staff also thought a picture would be nice.

ADJOURNMENT:

Allen Wiseley, President

Kylene Swackhamer, Secretary