

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

DATE: November 7, 2024

PLACE: Commissioners' Court Room
100 W. Main St.
Muncie, IN 47303

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

Advisory Members

Tom Borchers

Justin Curley

Adam Leach

MINUTES: Consideration of the October, 2024 Meeting Minutes.

NEW BUSINESS:

MPC 13-24Z Jurisdiction: City of Muncie and Delaware County
Being a consideration of an appeal filed by **V. Jeanine Souders Revocable Trust**, 5510 W Bethel Ave., Muncie, Indiana, requesting a change in zone from the R 5 Residence Zone to the BV Variety Business Zone on premises located in the 4000 Block N Morrison Road, Muncie, Indiana, as more accurately described in the application.

LEGISLATIVE ACTION:

DIRECTOR'S REPORT:

ADJOURNMENT:

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

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

The Delaware-Muncie Metropolitan Plan Commission held its regular monthly meeting on Thursday November 7, 2024 at 6:00 P.M., in the Commissioner's Court Room of the Delaware County Building, Muncie, Indiana. Vice-President Jerry Dishman called the meeting to order.

PLEDGE OF ALLEGIANCE:

Mr. Dishman stated that he wanted to take a moment and congratulate Mr. Wiseley on his new job, and recognize that the Board was losing an excellent member.

ROLL CALL:

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

MINUTES:

Ms. Sipe made a motion to approve the October 2024 regular monthly meeting minutes. Ms. Hensley seconded the motion. Voting in favor: Mr. Dishman, Ms. Hensley, Ms. Sipe, and Mr. Smith. Voting against: None. Abstaining: Mr. Landess. Motion failed, no official action taken.

NEW BUSINESS:

MPC 13-24Z Jurisdiction: City of Muncie

Being a consideration of an appeal filed by **V. Jeanine Souders Revocable Trust**, 5510 W Bethel Ave., Muncie, Indiana, requesting a change in zone from the R-5 Residence Zone to the BV Variety Business Zone on premises located in the 4000 Block N Morrison Road, Muncie, Indiana, as more accurately described in the application.

Kathy Vannice, Ashton Land Surveyor, 325 W. Washington St., Muncie, Indiana, appeared to represent the applicant. She stated that the parcel had been a split parcel with the east half in the city limits and the remainder in the county. She stated that they had voluntarily annexed the property into the city limits, and the goal was to now rezone from R-5 Residence Zone to the BV Variety Business Zone. She stated that the adjoining parcel to the south was Variety Business Zone and to the north was Community Business Zone. She stated that they would be platting the parcel so that there would be two 2-acre parcels and neither parcel would be land locked. She stated that they intended to sell the property as a retail business, but that they did not have a purchaser at this time.

No one appeared in opposition appeared.

Ms. Sipe made a motion for a favorable recommendation for MPC 13-24Z, requesting a change in zoning from the R-5 Residence Zone to the BV Variety Business Zone. Ms. Hensley seconded the motion. Voting in favor: Mr. Dishman, Ms. Hensley, Mr. Landess, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, a favorable recommendation will be forwarded to City Council for their December 2, 2024 regular meeting.

LEGISLATIVE ACTION:

Ms. Swackhamer reported on 6 separate rezonings that had received favorable recommendations from the Board, and had all been adopted by City Council and the County Commissioners (see attached report for a full list of those rezonings).

DIRECTOR'S REPORT:

Ms. Swackhamer stated that the 2025 meeting schedule had been provided and asked for the Board's approval. Mr. Smith made a motion to approve, Mr. Landess seconded the motion. Voting in favor: Mr. Dishman, Ms. Hensley, Mr. Landess, Ms. Sipe, and Mr. Smith. Voting against: None. Motion carried, 2025 calendar approved.

Ms. Swackhamer stated that she had provided the Board with her regular report, which included total permits issued, inspections, and total revenue collected. She stated that the Floodplain Ordinance had been approved by the County Commissioner's and would be submitted to DNR when those signed copies were received. She stated that the Transportation Improvement Plan for the next 4 years was still being completed, and that December 19, 2024 there would be a public input meeting. She stated that Jim Mochal from County Council and Sarah Gullion from City Council attended the last Transportation Policy Committee (TPC) Meeting as the newest members. She stated that Kayla Shawver started in October, and is the Principal Planner, which was the position that she previously held. She stated that she had attended the annual MPO Conference October 15-17, and that Marta Moody received an award for the Delaware-Muncie Metropolitan Plan Commission. She stated it was the Outstanding Planning Project Award and was for the Kitselman Bridge and Trailhead Project, and she had provided the Board with the transcript of the presentation of that award. She stated that the project had began in 1994 and was still on-going and that she was very proud of the award. She stated that she had also provided the Board with the land use numbers for BZA cases, Rezonings, and Plats that had been submitted so far. She stated that the Center for Energy Education had 2 solar workshops in October and that she and Ms. Pope had both attend one of those meetings, and that there were many members of the community along with city and county officials. She stated that the 2025 budget had been approved, and that the request for the Building Commissioner salary increase was approved, and very well deserved. She stated that for all other positions, a 5% increase was asked for, and due to the County Council increasing leveling the base pay for many positions, some of our positions received a little more than that 5% request. She stated that the Secretary position was finally approved for fulltime, and that the current part time staff member would be continuing in that role. She stated that she appreciated all of the hard work that County Council put into the budget this year, and that if anyone had any question, she would be happy to share the full budget with them. She stated that the Tree Ordinance

Committee had met on October 18, and after that meeting and a little research, it will take a few more meetings.

Mr. Landess asked if there were any new developments concerning solar.

Ms. Swackhamer stated that the County Commissioners had a moratorium in effect until the end of March, which was just a freeze on the formal submittal of applications. She stated that there were still land owners, community members and developers that have been communicated their questions and concerns. She stated that the as far as she knew, the solar facility developers were still moving forward in their process because that was long and on-going, but no one can formally apply for any permits until at least March. She stated that there had been some research into the good neighbor and property guarantees, and attending the workshops to gather as much information as possible.

Mr. Landess asked about wind energy.

Ms. Swackhamer stated that it was her understanding that several years ago that a wind ordinance had been looked into, and a committee had been formed. She stated that it stalled over time with there being no companies showing an interest in developing, and then solar took over since there was interest in developing.

Ms. Hensley asked about a pond ordinance.

Ms. Swackhamer stated that Mr. Borchers had agreed to be part of that committee along with Angie Moyer, and Courtney Pruitt. She stated that they were all gathering their information from when they had previously been working on that ordinance, and that they would be getting together soon and revisit all of that.

ADJOURNMENT:

Jerry Dishman, Vice-President

Kylene Swackhamer, Secretary

Published, not approved