

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
MARCH - 2025 REGULAR MONTHLY MEETING
AGENDA**

DATE: March 27, 2025

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

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

INTRODUCTION/CONFIRMATION OF MEMBERS:

ROLL CALL:

	Leslie Mathewson	
	Matt Billington	Delaney Fritch
	Ellen Brannon	Sue Kaiser
	Dustin Clark	Kristi Knapp

MINUTES: Consideration of the February, 2025 regular monthly meeting minutes.

NEW BUSINESS:

BZA 65-24 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Misti Greene**, 5705 East Robert Street, Muncie, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased east side setback for a new residential storage shed on premises located at 5705 East Robert Street, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

BZA 08-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Gail Van Deusen and Net Lease Properties, LLC**, 1000 Forest Park Boulevard, Suite 401, Fort Worth, Texas, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback/build-to line and for the drive-thru lane to be between the building and the street for a new drive-thru coffee business on premises located at the northwest corner of McGalliard Road and Milton Street including 602 West McGalliard Road, Muncie, Indiana, as more accurately described in the application.

BZA 09-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **TXCRE Muncie, LLC and Wawa Incorporated**, 2665 North White Chapel Boulevard, Southlake, Texas, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased sign height for a new gas station and convenience store on premises located at on the south side of Jackson Street west of Country Club Road, Muncie, Indiana, as more accurately described in the application.

BZA 10-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Wink Realty, LLC**, 4801 West Bethel Avenue, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a lot containing a commercial development to be divided into two platted lots without the existing nonconforming commercial development meeting all of the current development standards on premises located at 4801 West Bethel Avenue, Muncie, Indiana, as more accurately described in the application.

BZA 11-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Michael Standish**, 2601 North Timber Lane, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow keeping chickens in a residence zone and decreased distance between the chickens and neighboring houses on premises located at 2601 North Timber Lane, Muncie, Indiana, as more accurately described in the application.

BZA 12-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Holy Ghost Temple Church of God in Christ of Muncie, Incorporated and TWG Development, LLC**, 1301 East Washington Street, Suite 100, Indianapolis, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow decreased parking and a decreased rear setback for a new 120 unit residential development on premises located on the east side of Cowan Road including the former church address of 4500 South Cowan Road, Center Township, Delaware County, Indiana, as more accurately described in the application.

BZA 13-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Delaware County Redevelopment Commission and Spirit 2 Go, LLC**, 5809 North Brandon Brook Lane, Muncie, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased sign height and for two signs along Bethel Avenue for a new gas station and convenience store on premises located at the northeast corner of Bethel Avenue and Morrison Road, Muncie, Indiana, as more accurately described in the application.

BZA 14-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Michael Concannon and SANJH 11, LLC**, 821 Shilling Drive, Crown Point, Indiana, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow decreased parking, decreased greenbelt width along Walnut and no greenbelt area and no front yard trees along Columbus, decreased east perimeter buffer area and landscape plantings, decreased canopy front setback along Walnut, and for the loading area to be in the public alley, all for the redevelopment of a commercial site for a new gas station, convenience store and restaurant on premises located at 620 North Walnut Street, Muncie, Indiana, as more accurately described in the application.

BZA 15-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Yang Real Properties, LLC and AbyMuncie**, 200 South Frontage Road, Suite 300, Burr Ridge, Illinois, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a 35' tall pole sign along Wheeling for the redevelopment of a commercial site for a new Popeye's restaurant on premises located at 3000 North Wheeling Avenue, Muncie, Indiana, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: