

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

DATE: April 24, 2025

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

TIME: 6:00 P.M.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

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

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

OLD BUSINESS:

BZA 09-25 Jurisdiction: Board of Zoning Appeals

Being a continuation of 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 11-25 Jurisdiction: Board of Zoning Appeals

Being a continuation of 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 15-25 Jurisdiction: Board of Zoning Appeals

Being a continuation of a public hearing on the matter of an application filed by **Yang Real Properties, LLC and Abany Muncie**, 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.

NEW BUSINESS:

BZA 16-25 Jurisdiction: Board of Zoning Appeals

SPECIAL USE Being a public hearing on the matter of an application filed by **Darrell E. Smith and Integrated eBusiness Solutions, Incorporated**, 1813 Edward Lane, Anderson, Indiana, requesting an amusement park special use under the terms of the Delaware County Comprehensive Zoning Ordinance to allow a seasonal amusement business known as Stillwell Manor Haunted Attraction on premises located on the east side of County Road 750 West south of State Road 67 including the address of 9090 South County Road 750 West, Salem Township, Delaware County, Indiana, as more accurately described in the application.

BZA 17-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Joseph and Kayla Waycott**, 3606 West County Road 325 South, Muncie, Indiana requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a decreased street setback on Fleetwood and reduced intersection visibility for a new accessory building on a corner lot in a residence zone on premises located on 3606 West County Road 325 South, Muncie, Indiana, as more accurately described in the application.

BZA 18-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Irrevocable Trust Agreement of Fred J. Edwards and Nellie Irene Edwards**, 8081 North Schindel Road, Albany, Indiana requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a reduced side and reduced front setback for a pre-existing metal storage structure in order to split the property into 3 parcels on premises located at 8501 and 8601 Clifton Road, Albany, Indiana, as more accurately described in the application.

BZA 19-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Talford B. Campbell**, 1110 North Penn Street, Muncie, Indiana requesting a variance of use from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an accessory structure without a dwelling for a new garage in a residence zone located on the north side of Russey Street 40' east of Penn Street, Muncie, Indiana, as more accurately described in the application.

BZA 20-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Samuel H. Combs**, 3905 West Russell Court, Muncie, Indiana requesting a variance from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an increased height for a personal athletic building in a residential zone located on 3905 West Russell Court, Muncie, Indiana, as more accurately described in the application.

BZA 21-25 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Brightwork Real Estate, Devon Chu and Paul Criswell Junior**, 3708 West Swann Avenue, STE 200, Tampa, Florida requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased sign height, a drive-thru in front of the building facing Kilgore, and an increased width of a driveway, all for a new convenience store and gas station located on 2200 and 2280 West Kilgore Avenue, Muncie, Indiana, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT: