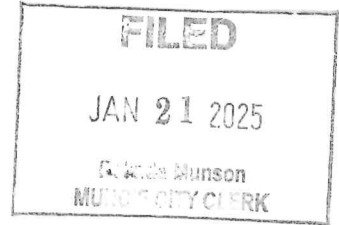


ORDINANCE NO. 4-25



BEING AN ORDINANCE TO AMEND
THE CITY OF MUNCIE
COMPREHESIVE ZONING ORDINANCE
FROM THE R-2 RESIDENCE ZONE TO THE BV VARIETY BUSINESS ZONE
ON PREMISES LOCATED ON THE
SOUTHSIDE OF W. WILLIAMSBURG BLVD., ~385' EAST OF
N. MORRISON RD., MUNCIE, INDIANA

WHEREAS, the State enabling act for planning and zoning empowers the City Council of Muncie, Indiana to adopt a Comprehensive Zoning Ordinance and also provides for amendments to the said Ordinance as the need arises; and

WHEREAS, the Common Council of the City of Muncie, Indiana has given reasonable regard to the Comprehensive Plan; current conditions and the character of current structures and uses in each district; the most desirable use for which land in each is adapted; the conservation of property values throughout the jurisdiction; and responsible growth and development.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA, as follows:

Section 1. That the City of Muncie Comprehensive Zoning Ordinance, heretofore adopted on the 5th day of November, 1973, be amended, changed and supplemented so as to include in the BV Variety Business Zone the following described real estate located in the City of Muncie, Indiana to wit:

The southside of W. Williamsburg Blvd., ~385' east of N. Morrison Rd., Muncie, Indiana.

Section 2. That all buildings or uses permitted and placed upon described real estate shall fully conform with all the provisions of the City of Muncie Comprehensive Zoning Ordinance and shall have obtained all the proper permits.

Section 3. That this Ordinance shall be in full force and effect from and after its passage by the Common Council and its approval by the Mayor of the City of Muncie, Indiana, and such publication as may be required by law.

	YEAS	NAYS	ABSTAIN	ABSENT
Dale Basham				
Jerry Dishman				
Brandon Garrett				
Jeff Green				
Sara Gullion				
William McIntosh Sr.				
Harold Mason Jr.				
Nora Powell				
Ro Selvey				

Passed by the Common Council of the City of Muncie, Indiana, this _____ day of _____, 2025.

 President of the Common Council
 City of Muncie, Indiana

Presented by me to the Mayor for his approval this _____ day of _____, 2025.

 Belinda Munson, City Clerk
 City of Muncie, Indiana

The above ordinance approved (vetoed) by me this _____ day of _____, 2025.

 Dan Ridenour, Mayor of the City of Muncie,
 Indiana

ATTEST:

 Belinda Munson, City Clerk of Muncie, Indiana

This ordinance is proposed by:

Jerry D Dishman

 City Council Member

This ordinance is approved in form by:

Sara Gullion

 Corporate Counsel

**REPORT TO THE COMMON COUNCIL OF
THE CITY OF MUNCIE, INDIANA**

January 10, 2025

To the Honorable:

Common Council of the City of Muncie, Indiana

Dear Council Members:

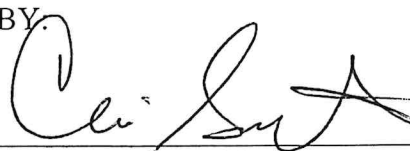
The Delaware-Muncie Metropolitan Plan Commission hereby submits to you the following report on the application of: Surmukh Singh, 501 Jackson Street, Anderson, Indiana, such applicant petitioning the Commission to rezone the real estate as described in the application, generally located at: the southside of W. Williamsburg Blvd., ~385' east of N. Morrison Rd., Township, Delaware County, IN. from zone classification: R-2 Residence Zone to zone classification: BV Variety Business Zone.

WHEREAS, the Commission has given reasonable regard to the Comprehensive Plan, current conditions and the character of current structures and uses in each district, the most desirable use for which the land in each district is adapted, the conservation of property values throughout the jurisdiction and responsible growth and development; and

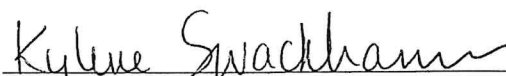
NOW, THEREFORE, the Delaware-Muncie Metropolitan Plan Commission hereby **UNFAVORABLY RECOMMENDS (7-0)** the application for rezoning.

**DELAWARE-MUNCIE METROPOLITAN
PLAN COMMISSION**

BY:



Chris Smith, President



Kylee Swackhamer, Secretary

EXCERPT FROM JANUARY 9, 2025 CASE ANALYSIS FROM THE DELAWARE- MUNCIE METROPOLITAN PLAN COMMISSION

MPC 01-25Z Sumkuh Singh

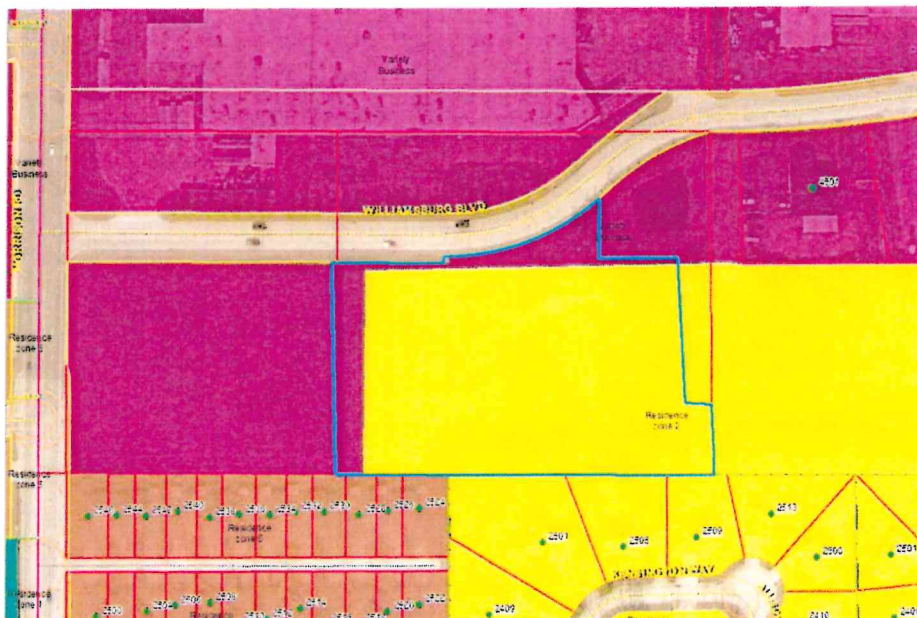
Description & Location: South side of W. Williamsburg Blvd., ~385' east of Morrison Rd., Muncie

Travel northwest on Wheeling Ave. for 1.7 miles. Turn left (west) on McGalliard Rd. and travel 2.1 miles to the intersection with Morrison Rd. Turn left (south) onto Morrison Rd. and continue for 0.2 mile to the intersection with Williamsburg Blvd. Turn left (east) onto Williamsburg Blvd. and travel ~385' to the 3.759 acre parcel on the right (south) side of Williamsburg Blvd.

Streets: Williamsburg Blvd., is classified as a Local Road, with a 50' proposed ROW according to the Thoroughfare Plan Map. It has an apparent ROW of 70' along the west ~160' of the subject parcel and a 60' apparent ROW along the remaining portion.

Land Use: The surrounding properties to the north of the subject property are commercial use. The property directly west is zoned BV Variety Business and is currently vacant. The surrounding properties to the south are residential in use. The two parcels directly east of the subject property are zoned R-2 Residence Zone and are currently vacant.

Zoning: The zoning along the west side (~40' in width) and along a variable width section along the north property line adjoining Williamsburg Blvd. is classified as BV Variety Business. The zoning for the remainder of the parcel is classified as R-2 Residence Zone. Surrounding properties are zoned to include; BV Variety Business to the north, and west, and R-2 Residence Zone and R-5 Residence Zone to the east and south of the property.





View looking south from Williamsburg Blvd.

Request: The request is for a change in zone from the R-2 Residence Zone to the BV Variety Business Zone. The applicant would like to combine this parcel with the parcel to the west which is at the southeast corner of Morrison Rd. and Williamsburg Blvd. The applicant has stated a desire to develop the combined site to include a hotel, gasoline fueling station and convenience retail should the request for a change in zone classification be approved. The proposed hotel would include four stories and would require a variance from the Board of Zoning Appeals for increased height and for more than three stories.

Additional Information: A rezoning request for the subject property was filed in 2012 by the owner at that time, the Eddie Gene McKibben Revocable Trust, MPC 05-12Z. The request was for a change in zoning from the R-2 Residence Zone to the BV Variety Business Zone. At that time, a letter was received from the Robinwood Neighborhood Association in opposition, including a petition that was signed by 12 residents of Robinwood, a neighborhood which is to the south and directly adjoining the subject property. The petition stated that the change in zoning to the BV Variety Business Zone would increase the amount of noise, traffic, light pollution, trash, and trespassing, which have been problems already caused from nearby existing businesses. The letter of opposition and petition were reviewed by the applicant's representative, and the request was withdrawn prior to being heard by the Plan Commission Board.

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

Jurisdiction: (Check One)

Submitted: 12/10/24

Delaware County

Case No.: MPC 01-25Z

City of Muncie

(1) Applicant: Surmukh Singh

Address: 501 Jackson Street Phone: 317-544-9936
Anderson, IN 46016

(2) Record of Applicant's Ownership:

A. By Deed:
Deed Book No. & Page No.: Inst. No. 2024R/10643
Date of Deed: _____

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).
See attached

(4) Common Address of Property Involved:
4300 block of Williamsburg Blvd.

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

(6) Intent and Purpose of Proposed Change: (Specify use contemplated on property.)
Commercial Business / Hotel

(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 will develop

(8) State how the proposed change will not adversely affect the surrounding area.
The properties to the West, North and East are currently zoned Variety Business and are being used for business purposes for the majority of the properties.

(9) Will certain variances be requested if the proposed zoning change is granted?
(If yes, list the variances)
Yes, we are working with the Plan Commission staff to determine Variances needed.

(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.)

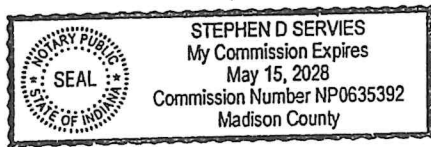
(11) Are there any restrictions, easements, and/or covenants governing the property prohibiting its use for the purpose specified in this application?
(If answer is yes, attach copy of it and/or explain.)
None

AFFIDAVIT

(I or We) Surmukh Singh 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: Surmukh Singh

Subscribed and sworn to before me this 6th day of December, 2024



Stephen D. Servies
Notary Public

May 15, 2028
My Commission Expires

Resident of Madison 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 9 day of January, 2025.

Signed [Signature]

Date 12-31-24

LAND DESCRIPTION (EAST PARCEL):

A part of the Fractional Northwest Quarter of Section 6, Township 20 North, Range 10 East, Delaware County, Indiana being described as follows:

Commencing at the southwest corner of the Fractional Northwest Quarter of Section 6, Township 20 North, Range 10 East; thence South 89 degrees 08 minutes 54 seconds East 425.00 feet along the south line of said Fractional Northwest Quarter to the POINT OF BEGINNING; thence North 00 degrees 24 minutes 20 seconds West 300.00 feet parallel with the west line of said Fractional Northwest Quarter to the south right-of-way line of Williamsburg Boulevard; thence south 89 degrees 08 minutes 54 seconds East 159.53 feet along the south right-of-way line of said Williamsburg Boulevard and parallel with the south line of said Fractional Northwest Quarter; thence North 00 degrees 51 minutes 06 seconds West 10.00 feet along the southerly right-of-way line of said Williamsburg Pike to a point of curvature that is South 00 degrees 51 minutes 06 seconds East 330.00 feet from the radius point of said curve; thence northeasterly along said curve and the south right-of-way line of Williamsburg Boulevard 245.49 feet to a point being South 43 feet 28 minutes 30 seconds East 330.00 feet from the radius point of said curve to the westerly line of a tract of land described in Deed Record 2000, Page 2784 in the Office of the Recorder of Delaware County; thence South 00 degrees 52 minutes 06 seconds West 97.18 feet along the westerly line of said tract of land; thence South 89 degrees 08 minutes 54 seconds East 113.30 feet along the west line said tract of land and parallel with the south line of said Fractional Northwest Quarter; thence South 01 degree 40 minutes 28 seconds East 206.87 feet along the westerly line of said Fractional Northwest Quarter; thence South 89 degrees 08 minutes 54 seconds East 40.00 feet along the westerly line of said tract of land and parallel with the south line of said Fractional Northwest Quarter; thence South 01 degree 40 minutes 28 seconds East 100.00 feet to the south line of said Fractional Northwest Quarter; thence North 89 degrees 08 minutes 54 seconds West 543.17 feet along the south line of said Fractional Northwest Quarter to the POINT OF BEGINNING. Containing 3.759 acres, more or less, being subject to all applicable easements and rights-of-way of record.

IN title
22.
\$500

2024R10643
JAN SMOOT
DELAWARE COUNTY RECORDER
RECORDED ON
08/05/2024 03:18 PM
REC FEE 25.00
OVERAGE 5.00
PAGES: 3
RECORDED AS PRESENTED

File No: 20241539
Parcel Number: 18-11-06-100-028.000-003

WARRANTY DEED

This Indenture Witnesseth, That Eddie Gene McKibben, (Grantor), Conveys and Warrants to Surmukh Singh, (Grantee) for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Delaware County, in the State of Indiana:

See attached Exhibit "A"

Grantor Eddie Gene McKibben herein represents that he and Norma Fern McKibben acquired title to said property as husband and wife, tenants by the entireties, and that Norma Fern McKibben died November 26, 2020, leaving Eddie Gene McKibben, as the sole owner of said real estate.

Subject To real estate taxes, not yet due and payable, any and all covenants, easements, assessments, agreements, and restrictions of record.

In Witness Whereof, Grantor has executed this deed this 26th day of July, 2024.

Eddie Gene McKibben

Eddie Gene McKibben

STATE OF INDIANA, COUNTY OF DELAWARE) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for the said County and State, personally appeared Eddie Gene McKibben, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true

Duly Entered for Taxation
Transfer Fees \$ 1000

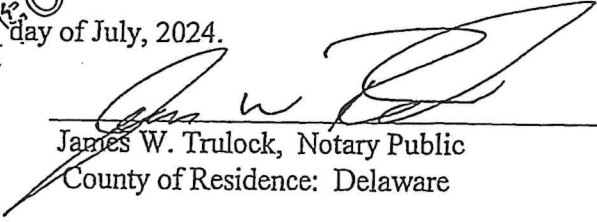
AUG 02 2024

[Signature]
DELAWARE CO. AUDITOR



Witness my hand and Notarial Seal this 26th day of July, 2024.

My Commission Expires: 3/29/2031


James W. Trulock, Notary Public
County of Residence: Delaware

Send tax bills to and Grantee's street or rural route address is: 501 Jackson St., Anderson, IN 46016.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. James W. Trulock

This instrument prepared by: James W. Trulock, Attorney at Law.

DELAWARE COUNTY, IN - NOT FOR RESALE

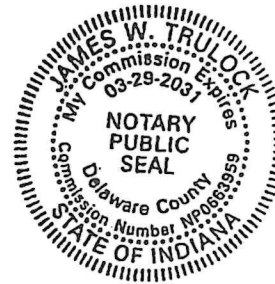
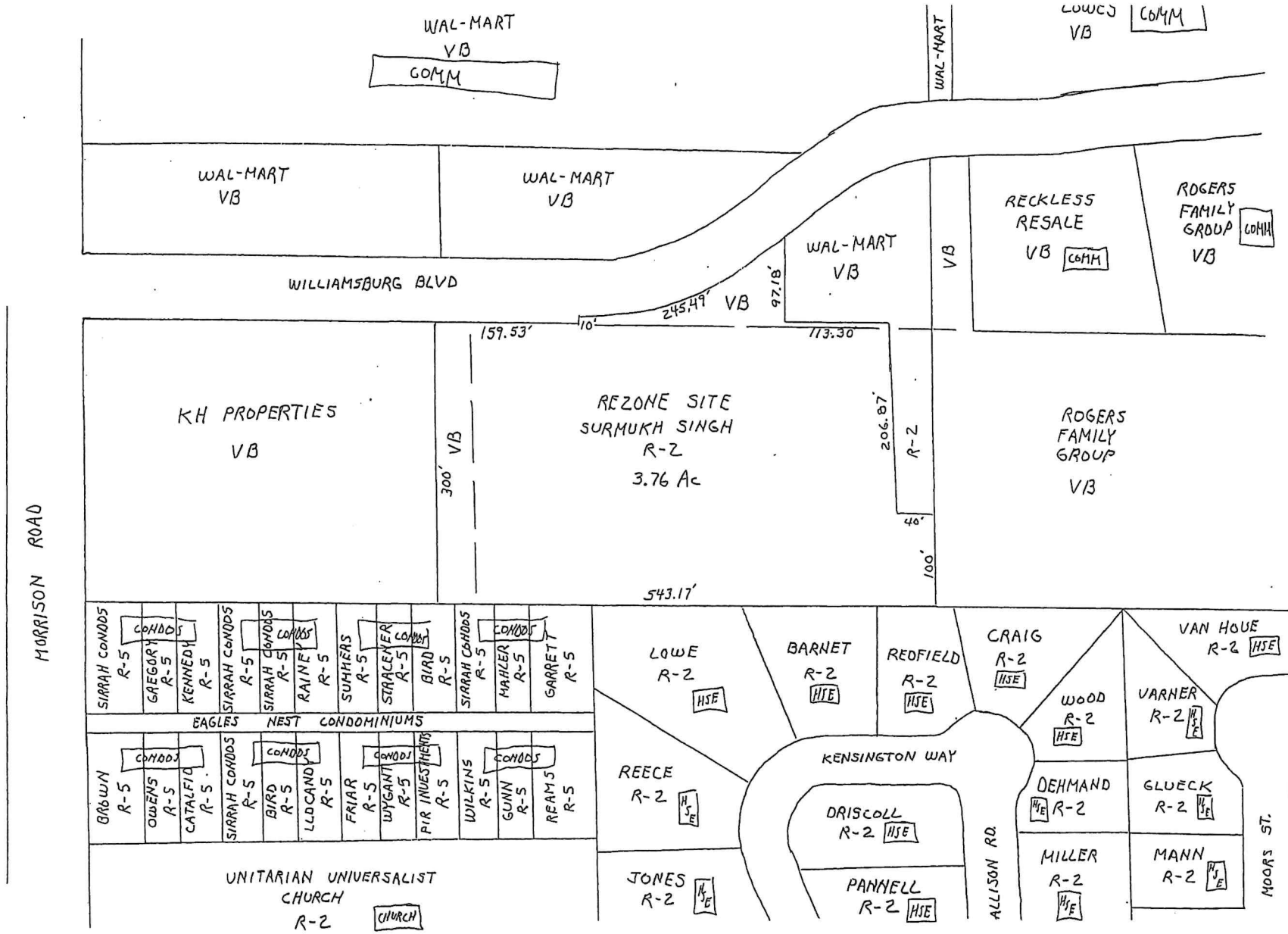


EXHIBIT "A"

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LOWCS VB COMM

WAL-MART VB
COMM

WAL-MART VB

WAL-MART VB

WAL-MART VB

RECKLESS RESALE VB
COMM

ROGERS FAMILY GROUP VB
COMM

KH PROPERTIES VB

REZONE SITE
SURMUKH SINGH
R-2
3.76 Ac

ROGERS FAMILY GROUP
VB

MORRISON ROAD

EAGLES NEST CONDOMINIUMS

UNITARIAN UNIVERSALIST
CHURCH
R-2
CHURCH

LOWE R-2
HSE

BARNET R-2
HSE

REDFIELD R-2
HSE

CRAIG R-2
HSE

VAN HOUVE R-2
HSE

WOOD R-2
HSE

VARNER R-2
HSE

REECE R-2
HSE

KENSINGTON WAY

DRISCOLL R-2
HSE

DEHMAND R-2
HSE

GLUECK R-2
HSE

JONES R-2
HSE

PANNELL R-2
HSE

MILLER R-2
HSE

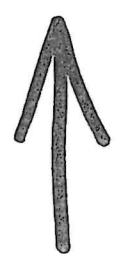
MANN R-2
HSE

ALLISON RD

MOORS ST



1" = 160'
VB = VARIETY BUSINESS
R2 = RESIDENCE ZONE 2
R5 = RESIDENCE ZONE 5



North

1001276017000

BRADBURN DR

1106100021000

1106100023000

1106100016000

Variety Business

VAC Ord. 11-00 (2008R05039)

1106100020600

1106100031000

1106100032000

1106100009000

1106100022000

Variety Business

WILLIAMSBURG BLVD

1106.100036600

1106100035600

Variety Business

REZONE SITE - VB
SURMUKH SINGH

1106100027000

1106100030000

1106100028000

3.76 Ac
Residence zone 2

KELLER RD

MORRISON RD

1106301015000

Residence Zone 1

1001426020000

FRIAR DR

WEDGEWOOD LN

1106304008000

Residence zone 2

ALLISON RD

MOORS ST

1001431024000

Residence Zone 1

1106301002000

1106301013000

1106301012000

1001431025000

Robinwood Neighborhood Association

June 2, 2012, Previously Submitted MPC 05-12

December 27, 2024 Resubmitted Request MPC 01-25Z

Ref: MPC 05-12

Rezoning Petition filed by Eddie Gene McKibben Revocable Trust, Requesting change in zoning from R-2 Residence to BV Variety Business Zone affecting premises located at 4300-4800 block of Williamsburg Boulevard

MPC 01-25Z:

Ref: Rezoning Petition filed by Surmukh Singh

Requesting change is zoning from R-2 Residence to BV Variety Business Zone affecting premises located at 4300-4800 block of Williamsburg Boulevard

The **Robinwood Neighborhood Association** OPPOSES the request to rezone this property. We respectfully request that the members of the Delaware-Muncie Metropolitan Plan Commission deny this rezoning petition.

The BV variety business zone also allows for CB Central Business, BL limited Business and BC Community Business

The adjacent Variety Business property has intensified over the last 30 years and grown closer to the previously established Robinwood Neighborhood.

Issues created by the proximity:

- Noise:
 - Parking lot sweepers
 - Loudspeakers
 - Concerts
 - Loud Music from Vehicle Audio Center
 - Heavy Equipment: offloading vehicles at the various dealerships
 - Processing equipment: oxygen tank discharge
 - Dock operations that take place all night long
 - Potential that business will be open 24/7

Semi-trucks that belch diesel fumes and black smoke
Fork trucks backing up creating a loud beeping sound

- Light pollution
- Property values will degrade
- Trespassing by cut through pedestrian traffic
- Trash: litter is blown through the neighborhood
- Odors that emanate from food establishments

Respectfully submitted,
James W. Lowe
2501 N Kensington Way
Muncie, IN

Robinwood Neighborhood Association

June 2, 2012 (Previous Rezoning Request MPC 05-12)

MPC 05-12:

Ref: Rezoning Petition filed by Eddie Gene McKibben Revocable Trust
Requesting change in zoning from R-2 Residence to BV Variety Business Zone
affecting premises located at 4300-4800 block of Williamsburg Boulevard

December 27, 2024 (Current Rezone Request MPC 01-25Z)

MPC 01-25Z:

Ref: Rezoning Petition filed by Surmukh Singh
Requesting change is zoning from R-2 Residence to BV Variety Business Zone
affecting premises located at 4300-4800 block of Williamsburg Boulevard

The following signify by signing that we OPPOSE the request to rezone this property. We respectfully request that the members of the Delaware-Muncie Metropolitan Plan Commission deny this rezoning petition. Thank You

<i>Ry Finn</i>	<i>2500 MORRISON</i>
<i>Dora Dard</i>	<i>2506 Morrison Fd</i>
<i>Dave Kennedy</i>	<i>2592 N. MORRISON</i>
<i>Joseph F. Miller</i>	<i>2512 MORRISON</i>
<i>Janice Reid</i>	<i>2530 MORRISON</i>

Robinwood Neighborhood Association

June 2, 2012 (Previous Rezoning Request MPC 05-12)

MPC 05-12:

Ref: Rezoning Petition filed by Eddie Gene McKibben Revocable Trust
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MPC 01-25Z:

Ref: Rezoning Petition filed by Surmukh Singh
Requesting change is zoning from R-2 Residence to BV Variety Business Zone
affecting premises located at 4300-4800 block of Williamsburg Boulevard

The following signify by signing that we OPPOSE the request to rezone this property. We respectfully request that the members of the Delaware-Muncie Metropolitan Plan Commission deny this rezoning petition. Thank You

Rhonda Thomas	2501 N. MOORS ST.
Susan Howe	4504 W. FEAR DR.
Janet Reams	2522 W. MORRISON
Dennis Cooper	2524 No. Morrison Rd
L Roy Miller	2526 N. MORRISON RD
Melanie Trencher	2201 N. Kensington Way
Ruby Malone	2520 N. Morrison Rd.
Sue Summers	2534 N. Morrison Rd.
Kimberly Gregory	2544 N. Morrison Rd
Mavis Catlett	2504 N. Morrison Rd

Robinwood Neighborhood Association

June 2, 2012 (Previous Rezoning Request MPC 05-12)

MPC 05-12:

Ref: Rezoning Petition filed by Eddie Gene McKibben Revocable Trust
Requesting change in zoning from R-2 Residence to BV Variety Business Zone
affecting premises located at 4300-4800 block of Williamsburg Boulevard

December 27, 2024 (Current Rezone Request MPC 01-25Z)

MPC 01-25Z:

Ref: Rezoning Petition filed by Surmukh Singh
Requesting change is zoning from R-2 Residence to BV Variety Business Zone
affecting premises located at 4300-4800 block of Williamsburg Boulevard

The following signify by signing that we OPPOSE the request to rezone this property. We respectfully request that the members of the Delaware-Muncie Metropolitan Plan Commission deny this rezoning petition. Thank You

<i>Tommaso Lave</i>	2501 N. KENSINGTON WAY
<i>Debra J.</i>	2405 N. Kensington Way
<i>Audrey Dinnick</i>	2506 N. Kensington Way
<i>Dr. M.</i>	4510 W. KING ARTHUR AVE.
<i>Kara Mann</i>	2405 N. MOORE ST.
<i>Yvonne Wear</i>	2409 N. Kensington Way
<i>John E. ...</i>	2501 N. Kensington Way
<i>Daniel Radford</i>	2509 N Kensington way 97709
<i>Ann Cain</i>	2513 N. Kensington Way
<i>Jim ...</i>	2409 N. MOORE ST.

MPC 01-25Z

Kylene Swackhamer

From: Lowe, James <jlowe@bsu.edu>
Sent: Sunday, January 5, 2025 8:58 AM
To: Kylene Swackhamer; Fred Daniel; Brandy Ingermann
Subject: MPC 01-25Z
Attachments: HPSCAN_2025010513322013_2025-01-05_133354450.pdf

REF: 01-25Z

Attached is another signature on the petition that I received yesterday requesting the Planning Commission to deny the request.

Please pass along to the members.

Thank you,

Jim

Robinwood Neighborhood Association

June 2, 2012 (Previous Rezoning Request MPC 05-12)

MPC 05-12:

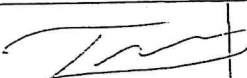
Ref: Rezoning Petition filed by Eddie Gene McKibben Revocable Trust
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December 27, 2024 (Current Rezone Request MPC 01-25Z)

MPC 01-25Z:

Ref: Rezoning Petition filed by Surmukh Singh
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affecting premises located at 4300-4800 block of Williamsburg Boulevard

The following signify by signing that we OPPOSE the request to rezone this property. We respectfully request that the members of the Delaware-Muncie Metropolitan Plan Commission deny this rezoning petition. Thank You

NAME	ADDRESS
Tyler Wood 	2500 N Allison Rd

Kylene Swackhamer

MPC 01-25Z

From: Kylene Swackhamer
Sent: Friday, December 27, 2024 12:58 PM
To: 'Brandy Ingermann (bingermann@co.delaware.in.us)'
Subject: FW: Materials in Opposition to MPC 01-25Z
Attachments: McKibben rezone request 2012.docx; 2012 Rezone Request Petition Signed.pdf

Kylene Swackhamer, Executive Director

Delaware-Muncie Metropolitan Plan Commission
100 W. Main St., Rm. 206
Muncie, IN 47305
Phone 765-747-7740
www.dmmpc.org

From: Lowe, James <jlowe@bsu.edu>
Sent: Friday, December 27, 2024 11:45 AM
To: Kylene Swackhamer <kswackhamer@co.delaware.in.us>
Subject: Materials in Opposition to MPC 01-25Z

Kylene,

Please see attached and please pass along to the members of the Planning Commission the attached documents and this photo.

These materials are from the June 2012, MPC 05-12 rezoning request where the owners were requesting the same change from R2 to BV Variety.

I will send via another email our opposition to the new request MPC 01-25Z, essentially requesting the same change.

The next email will contain an update letter opposing MPC 01-25Z, same concerns as in 2012, and new petition, containing signatures from many of the same property owners.

Thank you,

Jim

Robinwood Neighborhood Association

June 2, 2012

Ref: MPC 05-12 Rezoning Petition filed by Eddie Gene McKibben Revocable Trust, Requesting change in zoning from R-2 Residence to BV Variety Business Zone affecting premises located at 4300-4800 block of Williamsburg Boulevard

The **Robinwood Neighborhood Association** OPPOSE the request to rezone this property. We respectfully request that the members of the Delaware-Muncie Metropolitan Plan Commission deny this rezoning petition.

The BV variety business zone also allows for CB Central Business, BL limited Business and BC Community Business

The adjacent Variety Business property has intensified and grown closer to the previously established Robinwood Neighborhood over the last 20 years.

Issues created by the proximity:

- Noise:
 - Parking lot sweepers
 - Loud speakers
 - Heavy Equipment: offloading vehicles at the various dealerships
 - Processing equipment: oxygen tank blow off
 - Dock operations that take place all night long
 - Semi-trucks that belch diesel fumes and black smoke
 - Fork trucks backing up creating a loud beeping sound
- Light pollution
- Property values will depreciate even more during these depressed economic times
- Increased traffic issues at (Williamsburg and Morrison): one person killed in an auto accident just last year
- Trespassing: several weeks ago a shop lifter at Wal-Mart was chased through our neighborhood by Muncie Police officers
- Trash: litter is blown through the neighborhood
- Odors that emanate from food establishments

Respectfully submitted,

James W. Lowe

President, Robinwood Neighborhood Association

Robinwood Neighborhood Association

June 2, 2012

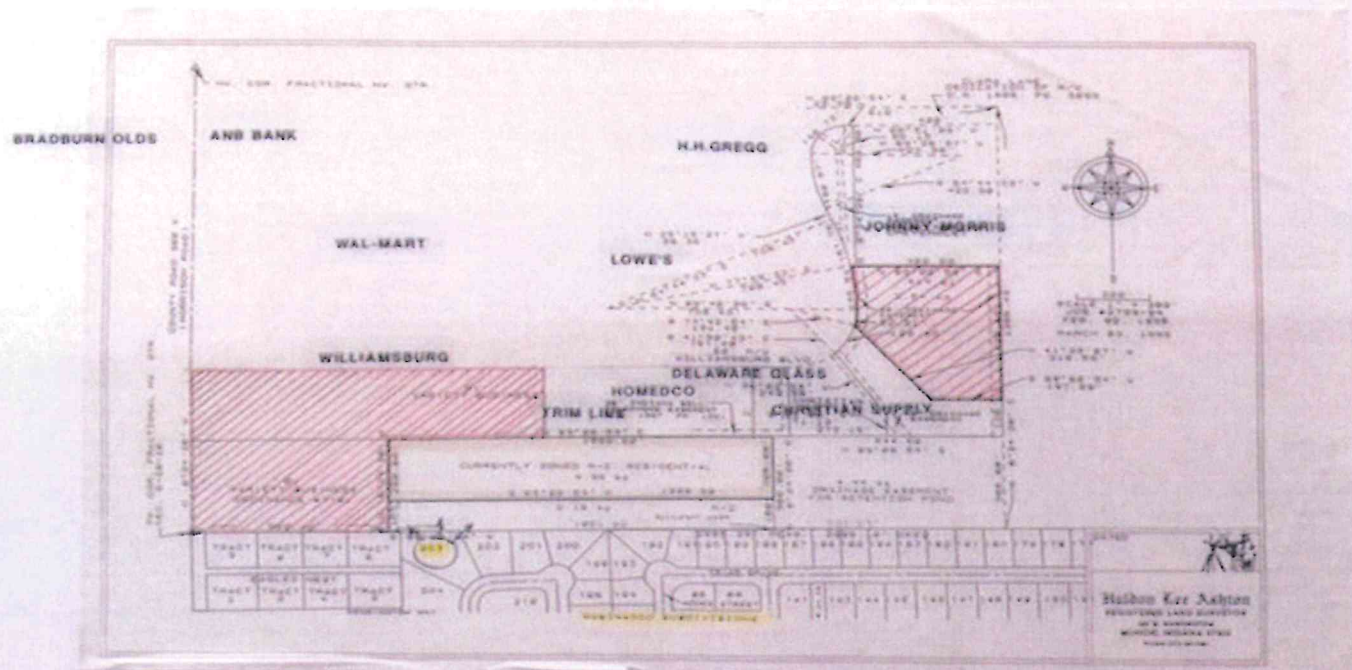
Ref: Rezoning Petition filed by Eddie Gene McKibben Revocable Trust
Requesting change in zoning from R-2 Residence to BV Variety Business Zone
affecting premises located at 4300-4800 block of Williamsburg Boulevard

The following signify by signing that we OPPOSE the request to rezone this property. We respectfully request that the members of the Delaware-Muncie Metropolitan Plan Commission deny this rezoning petition. Thank You

James W Lowe	2501 N. KENSINGTON WAY
Dr R Bue	2505 N. Kensington Way
London Lewis	2513 N. KENSINGTON WAY
Aaron Wood	2500 N Allison Rd
Ralph J. Stator	4510 Ring A. Thun Drive
JAMES BLUCK	2101 N. MAINS ST
Mark Vinner	2501 N MAIN ST
Wadey Wray	2500 N Kensington Way
Dani-Katie Gibson	2404 N Kensington Way
Vickie Graves	2509 N. Kensington Way
Fancy Wear	2409 N. Kensington Way
Patricia Jones	2405 N. Kensington Way



VIEW LOOKING NORTH
FROM ROBINWOOD



UNDEVELOPED VARIETY BUSINESS

Begin forwarded message:

From: aecraig <aecraig@comcast.net>
Date: January 9, 2025 at 12:40:59 PM EST
To: district4 <district4@muncie.in.gov>
Subject: Zoning Variance MPC 01-25Z

DMMP

EXHIBIT _____
APPLICANT _____
OPPONENT _____
DATE REC'D _____

Ms Gullion,

Our names are Lindon and Ann Craig and we live at 2513 N Kensington Way Muncie 47304. We respectfully ask that the MPC 01-25Z zoning variance be denied. We have owned our home since 1985 and have seen many negative changes occur to our north. Most prevalent is the increased noise due to many new businesses along Bethel. RCA tests car stereo equipment in their parking lot at all hours that is so loud the vibration rattles our windows facing north and terrifies our dog. The Oxygen business has installed some sound buffers but at times loud hissing can still be heard. Another business, Sight and Sound, holds outdoor concerts that are extremely loud and last until 10 at night and longer. Lowe's outdoor PA system is a constant loud, daily annoyance. Late at night and in the early morning cars and motorcycles race along Bethel. Teens from the subdivision to our south often walk through our property to go to the Wall Mart. We love our Robinwood neighborhood but do not want any more noise, traffic or trespassing issues than we already deal with. Please deny the rezoning request.

Sincerely Lindon and Ann Craig

Sent from my Verizon, Samsung Galaxy smartphone

Begin forwarded message:

From: aecraig <aecraig@comcast.net>
Date: January 9, 2025 at 1:07:38 PM EST
To: district4 <district4@muncie.in.gov>
Subject: Correction

The date we bought our house in Robinwood was incorrect. We bought our home in 1990.
Apologies. Lindon and Ann Craig

Sent from my Verizon, Samsung Galaxy smartphone

Begin forwarded message:

From: Cindy Hirons <cindyhirons@gmail.com>
Date: January 8, 2025 at 5:17:32 PM EST
To: district4 <district4@muncie.in.gov>
Subject: RNO Rezoning request

Dear Sara Guillon:

Our names are Cindy Hirons and Jerry Hirons and we live at 4108 W Friar Drive, located in the Robinwood Neighborhood. We are writing to ask that you deny the application for a zoning variance, MPC 01-25Z. We are concerned that changing the zoning to BV will lead in all probability to the following:

- Increased traffic
- Increased foot traffic
- Additional light pollution
- The potential for an increase in criminal activity, depending on the type of commercial development

We live on the backside of Robinwood and are already bothered by Sight and Sound with their very loud concerts late at night. We feel that a convenience store will not only add to the decrease of property values but probably lend itself to unsavory and criminal activity. There is just a very small wooded area that separates us from a lot of businesses. Please do not add to the deterioration of this neighborhood. Thank you for your consideration. Please vote no!!

Respectfully, Cindy and Jerry Hirons
Residents of Robinwood for 10 years.

Begin forwarded message:

From: Kathryn Shafer <kgshafer432@gmail.com>
Date: January 9, 2025 at 11:42:28 AM EST
To: dishjd@netscape.net
Cc: Charles Tuite <charles.tuite@gmail.com>, James L Glueck <jameslglueck@protonmail.com>, Jim Lowe <jlowe@bsu.edu>, district4 <district4@muncie.in.gov>
Subject: application for a zoning variance

Jerry Dishman,

My name is Kathy Shafer. I live at 4306 W Coventry Dr., located in the Robinwood Neighborhood. **I am writing to ask that you deny the application for a zoning variance, MPC 01-25Z.** I am concerned that changing the zoning to BV will impact the following issues.

1. This summer, I witnessed an accident at the intersection of Petty and Morrison. A Northbound vehicle ran the sign, hit a vehicle going West, and ended up hitting the power boxes on the north west corner. This was jarring because I was turning East onto Petty. It is very common for folks to NOT stop. Also, this intersection gets backed up at peak travel times.
2. I am a bike rider and have benefitted from the continuous sidewalk/path that connects Morrison, Clara Lane, McKinley, and Riverside. It is already tricky to cross Clara Lane due to Walmart traffic. Navigating a gas station would be dangerous for a biker and even more so for folks who walk to Walmart.
3. I am concerned that the Unitarian Universalist's densely wooded property could become attractive to people who might see the area as a location to hide from the law or even camp out.

I understand that the property will at some point in time be rezoned. However, I feel that an office building would be more appropriate. Currently, the noise from Sights and Sounds is very disruptive and dangerous to residents. [We also hear speaker announcements from Lowe's]. I am very concerned that the proposed zoning variance would exacerbate this type of noise pollution.

I would attend the meeting, but am currently in Florida.

Regards,
Kathryn Shafer
Ball State University Assistant Professor of Mathematics Emerita

Begin forwarded message:

From: Charity Bishop <charityannbishop@gmail.com>
Date: January 8, 2025 at 4:35:51 PM EST
To: district4 <district4@muncie.in.gov>, dishjd@netscape.net
Subject: Request to deny application for zoning variance, MPC 01-25Z

My name is Charity Bishop, and I live at 4500 W. Kings Row Street, located in the Robinwood Estates neighborhood.

I am writing to ask that you deny the application for a zoning variance, MPC 01-25Z. I am concerned that changing the zoning will lead to excessive noise and traffic challenges for the residents of our neighborhood.

Noises coming from existing businesses on Williamsburg Blvd. are already disruptive to our neighborhood. I live on the southernmost road in Robinwood Estates, but I regularly hear the overheard speakers from Walmart or Lowes, music from events at Sight and Sound Music Center, and heard the high-pitched noise coming daily from Apria Healthcare before they resolved the issue.

There are limited entrances/exits in and out of Robinwood Estates. One of the most used exits from the neighborhood is at W. Bradford Dr. and Morrison Rd. Additional businesses on Williamsburg Blvd., which is only .2 miles from Bradford Dr., will likely lead to a significant increase in traffic on Morrison Rd. It can already be challenging exiting the neighborhood during high-traffic times of day.

Thank you for your consideration.
Charity Bishop

MFC 01-202

From: Robinwood Neighborhood Organization <robinwoodmuncie@gmail.com>

Date: January 7, 2025 at 8:27:36 PM EST

To: district4 <district4@muncie.in.gov>

Subject: Emails received so far from Robinwood residents

Vikki (vikkilwm67@gmail.com)

to me

The lack of traffic control really concerns me. The traffic between Petty Rd. and McGalliard is dangerous with cars speeding, and entrances/exits from Walmart. Also, If I lived near the rezoning area, as some Robinwood residents reside, I would be very unhappy with business(s) behind my residence — noise, etc. It will disrupt the residents' peace and tranquility of their property.

=====
=====

rehfusb240@gmail.com

to me

Good afternoon,

I will not be joining the zoom meeting tommorrow evening. I am e-mailing to say that my husband & I are against this re-zoning, for the same reasons outlined in the e-mail sent out on 1/4.

Sincerely,
Mike & Beatrice Rehfus (2300 N. Ivanhoe Street).

Thank you for the work you are doing with this!

=====

Casey Getzin

to me

Thank you for this information. I'm unable to make it to the meeting. Does it help to send my opposition to this rezoning via email? I can type something more if it's helpful in my absence.

Thank you!

=====

Elaine Aviah

to me

On behalf of Joseph Avia and Elaine Aviah we would like to send a message to the City leaders of Muncie to let them know that we do not support the rezoning of a family centered residential area to a Commercial zone. It's bad enough that Walmart and other businesses have encroached upon what used to be a very quiet neighborhood, we would like to keep what is left of our neighborhood for the safety, peace and quiet
Thank you.

Joseph Avia and Elaine Aviah

=====

MAP 01-25Z

Kylene Swackhamer

From: Donna Cooper <dgc4183@att.net>
Sent: Tuesday, December 31, 2024 12:13 PM
To: Kylene Swackhamer
Subject: W. Williamsburg Blvd - gas station/hotel/convenience store

I am writing in protest of this proposal. This is an elderly community and would not be the best usage of this property. It would increase traffic and congestion, have large utility lighting, consist of deliveries and commercial traffic.

This location should be only consistent of residential usage.

Thank you,
Donna Cooper
Eagles Nest Condos
Muncie, IN. 47304

Kylene Swackhamer

From: laurad9862@aol.com
Sent: Monday, January 6, 2025 6:47 PM
To: Kylene Swackhamer
Subject: opposition to rezoning request
Attachments: Eagles nest opposition request.docx

Please find attached a copy of my letter of opposition.
Thank you,
Laura Drumm

Dear Planning Commission Members,

I am writing to express my concerns regarding the rezoning at Morrison and Williamsburg Blvd. We, the residents of Eagle's Nest Condominiums, believe the noise, activity, and lighting that would be generated by these businesses on this property and the impact this would have on the health and safety of the elderly nearby residents.

As you are aware, our community includes a significant number of older residents who are particularly vulnerable to disruptions in their daily lives. The persistent noise from these establishments, which could often extend late into the night, would lead to sleep disturbances for many. Sleep deprivation is a well-documented health concern, contributing to increased stress, weakened immune systems, and a diminished quality of life.

Additionally, the increased activity around these businesses would raise safety concerns. A recent incident, where a patron was shot in the Walmart parking lot, underscores the gravity of the situation. Such events not only jeopardize public safety but also create an atmosphere of anxiety and unease among residents, particularly the elderly, who may feel increasingly insecure in their own neighborhood.

It is crucial that we address these issues proactively to protect the well-being of our community. I urge the Planning Commission to reject this rezoning for this particular use.

I appreciate your attention to this matter and trust that you will take the necessary steps to protect the needs of the residents. Please feel free to contact me if further input or collaboration is needed.

Thank you for your consideration.

Sincerely,

Laura L Drumm

Muncie, IN 47304
Connie L. Wygant
2514 N. Morrison Rd.
Eagles Nest Condominiums
Muncie, IN 47304

January 4, 2025

Dear Plan Commission,

I am writing on behalf of my neighbors and myself to express our strong opposition to the zoning change application submitted by Mr. Surmukh Singh for property in the 4300 block of Williamsburg Blvd. We feel the change in use from R-2 to BV for the purpose of building a hotel will adversely affect the residents and homeowners of Robinwood Estates, Eagles Nest, and those on N. Morrison Rd. between Wedgewood Ln. and Keller Rd.

The presence of a hotel towering over our modest one-and two-story homes will not only destroy the aesthetics of our neighborhood; it will negatively affect our quality of life. The character of our neighborhood will change from a safe, friendly, walkable place to one where people are afraid to answer their doors, welcome a stranger, or venture out after dark. When a neighborhood loses its character, its livability declines, vacancies increase, property crimes increase, vandalism rises, marketability plummets and property values decline. When these things happen, property owners lose pride of ownership and neighborhoods decline.

Another consideration is the increase in traffic a hotel will bring to an already heavily used and dangerous section of N. Morrison Rd. There are alternate landscapes in Muncie that are better suited to hotels than Williamsburg Blvd. We strongly believe that the interests of our residents and property owners far outweigh Mr. Singh's plan to build a hotel in our midst. What affects one of our neighbor's properties affects all our neighbor's properties. Please consider denying the above rezoning request.

Respectfully,

Connie L. Wygant

MPC 01-25 L

Kylene Swackhamer

MPC 01-252

From: Gayla Garrett <gjjg0603@att.net>
Sent: Monday, December 30, 2024 9:42 AM
To: Kylene Swackhamer
Subject: South Side of W. Williamsburg Blvd - proposed building

I am writing in protest to having this proposal passed. Eagles Nest Condominiums is a quiet, residential neighborhood. This is an elderly community and does not welcome the traffic, noise, lighting, congestion, etc. that this option would cause. It would also be unsafe for elderly residents being so close to our homes..

Thank you,
Gayla Garrett
2524 N. Morrison Rd.
Muncie, IN. 47304

Kylene Swackhamer

From: Carrie Milliner <cmilliner@libertyperry.org>
Sent: Monday, January 6, 2025 3:56 PM
To: Kylene Swackhamer
Subject: Eagle's Nest Condos - Opposing Rezoning
Attachments: Petition of Opposition to Rezoning Morrison Road Residential Area to Business Use.pdf

My name is Carrie Milliner, and I am the president of Eagle's Nest Condo HOA. We are the neighboring property to the south of the proposed zoning change. We occupy 24 homes in this addition. Jim Lowe gave me your email to send you the attached information regarding the rezoning of the property behind Eagle's Nest Condos. If possible, please let me know when you receive this information. Thank you for your time and help in this matter.

--
Mrs. Milliner
6th Grade English Teacher
Selma Middle School
10501 E CR 167 S
Selma, IN 47383
(765) 288-7242

Please Note:

The information contained in this E-mail and/or attachments may contain protected health, legally privileged, or otherwise confidential information intended only for the use of the individual(s) named above. If you, the reader of this message, are not the intended recipient, you are hereby notified that you may not further disseminate, distribute, disclose, copy or forward this message or any of the content herein. If you have received this E-mail in error, please notify the sender immediately and delete the original.

Petition of Opposition to Rezoning Morrison Road Residential Area to Business Use

To: The Muncie City Council, Muncie Zoning Board, and Relevant Authorities

We, the undersigned residents and concerned citizens of Muncie, Indiana, submit this petition to express our firm opposition to the proposed rezoning of the residential area (A part of NW ¼ of Sec. 6, Twp. 20N, Rge. 10E, est. to contain 3.759 acres more or less) located on the south side of W. Williamsburg Blvd. for business use. This rezoning threatens to disrupt the character, safety, and quality of life in our community. Our primary concerns include:

1. **Increased Traffic and Congestion:** Rezoning to allow commercial businesses will inevitably result in higher traffic volumes, posing significant risks to pedestrians, cyclists, and local commuters. Morrison Road's infrastructure is not designed to handle the heavy traffic associated with commercial use, and the resultant congestion will degrade our daily lives.
2. **Overnight Illumination:** Businesses typically require significant outdoor lighting for signage and security, which will lead to overnight illumination spilling into residential properties. This light pollution will disrupt the peace and tranquility of our neighborhoods, impacting residents' ability to enjoy their homes and rest adequately.
3. **Commercial Traffic and Deliveries:** The introduction of business operations will bring increased commercial vehicle activity, including delivery trucks and service vehicles. These vehicles contribute to noise pollution, wear and tear on local roads, and potential safety hazards, especially for children and pedestrians.
4. **Better use of this property:** Muncie, like many communities, faces a growing demand for housing. This need has become increasingly evident as families, young professionals, and retirees search for quality homes that meet their needs. Developing Morrison Road North into a residential area could provide much-needed housing options, fostering a sense of community and contributing to the city's overall growth.
5. **Location Concerns:** The subject property sits next to a residential community with many residents in their 70's and 80's, and the only ingress and egress to that community is Morrison Road.

We strongly believe that rezoning this area for business use will set a precedent that prioritizes commercial interests over the well-being of residents. The character of our neighborhood as a safe, peaceful, and family-oriented community will be irreparably harmed.

We respectfully urge the Muncie City Council and Zoning Board to reject this rezoning proposal and to prioritize the preservation of the residential integrity of Morrison Road.

Sincerely,
The Homeowners of Eagle's Nest Condominium Association

Signatures: Thank you for your attention to this urgent matter. We look forward to your response and your commitment to safeguarding the interests of our community.

Name	Address	Signature
<u>Mauro Catalfo</u>	<u>2504 N. Morrison</u>	<u>Mauro Catalfo</u>
<u>Anna Cooper</u>	<u>2524 N. Morrison</u>	<u>Anna Cooper</u>
<u>PATRICIA A STRACONER</u>	<u>2532nd Morrison</u>	<u>Patricia A Stracener</u> <u>CC Stracener</u>
<u>Sue Summers</u>	<u>2534 N. Morrison</u>	<u>Sue Summers</u>
<u>James B. Rainey Jr</u>	<u>2536 N. Morrison Rd</u>	<u>James B. Rainey Jr.</u>
<u>Sue E. Rainey</u>	<u>2536 N. Morrison Rd</u>	<u>Sue E Rainey</u>
<u>Aaro Gard</u>	<u>2506 N. Morrison Rd</u>	<u>Aaro Gard</u>
<u>Laura Drumm</u>	<u>2510 N. Morrison</u>	<u>Laura Drumm</u>
<u>John Krause</u>	<u>2540 N. Morrison</u>	<u>John</u>
<u>DAVE KENNEDY</u>	<u>2542 N. MORRISON</u>	<u>David A. Kennedy</u>
<u>Carrie Milliner</u>	<u>2546 N. Morrison</u>	<u>Carrie Milliner</u>

MPC 01-25Z

Kylene Swackhamer

From: Robinwood Neighborhood Organization <robinwoodmuncie@gmail.com>
Sent: Saturday, January 4, 2025 6:59 AM
To: Kylene Swackhamer
Cc: Isaac Miller; Williams, David; James Glueck; Kathleen Maurer; Kathryn Shafer; Karen Pierce; Baker, Michael; Marilyn Chalupa; Cchandler6919@sbcglobal.net; JRollen@comcast.net; Jim Lowe
Subject: Re; MPC 01-25Z Rezoning Request from R-2 to BV Variety Business
Attachments: Robinwood Neighborhood Organization Request to DENY MPC 01-25Z.pdf

Good morning! Please find attached a letter from the Robinwood Neighborhood Organization Board of Directors requesting that the application for re-zoning be denied. In short, there are already numerous disruptions and difficulties caused by the existing business establishments bordering our neighborhood, and this request to add to those issues via additional traffic, especially of the high-volume and extended operational hours type, is not acceptable.

We will be attending the meeting on the 9th, and will bring additional comments and inputs from our residents which we garner from a special neighborhood meeting to be held on Tuesday. Thank you for coordinating the communications on this.

Regards,
Charles Tuite, President, RNO Board of Directors

Robinwood Neighborhood Organization

January 4, 2025

Re: Rezoning Petition MPC 01-25Z, filed by Surmukh Singh, 501 Jackson Street, Anderson (46016) for "A part of the NW 1/4 of Sec. 6, Twp. 20N, Rge. 10E"

The Board of Directors for the Robinwood Neighborhood Organization, a Domestic Nonprofit Corporation (Business ID 198007-299) operating in the State of Indiana and representing the entirety of Robinwood Sections 1-8 (192 residential properties) comes now to the Board of Zoning Appeals with a relevant interest in any zoning changes immediately adjacent to these properties. We are **OPPOSED** to this request and respectfully ask that the Board of Zoning Appeals **DENY** the request for a zoning variance. Robinwood sits adjacent to multiple businesses located in the existing BV Variety Business Zone, and within that existing zone, there are already issues which impact our quality of life, and the addition of more business traffic from an expansion of this zone promises to worsen these issues, an unacceptable end-result.

Some examples/metrics already existing that would be exacerbated are as follows:

- Noise issues from existing businesses range from the merely annoying intrusive announcements from exterior loudspeakers (Lowe's and Wal Mart) to the disruptive issuance of noise measuring 75+ decibels even hundreds of feet from the business in question (Reckless and Sight and Sound). We have had to make multiple noise calls to the Muncie police department in an attempt to reduce this issue, especially given that noise above 70 decibels can cause hearing issues with extended exposure (<https://www.asha.org/public/hearing/loud-noise-dangers/>)
- Increased vehicular traffic from additional business development will likely increase the incapacitating auto accidents occurring in the area due to increased vehicular traffic. In the last available statistical data (2022), according to the Indiana County Profile (<https://www.in.gov/cji/research/files/Indiana-County-Profiles-2022.pdf>), the immediate area already accounted for 3.27% of the total incapacitating auto crashes within Delaware County (5 incapacitating accidents out of the total 153 for the county).

- This is especially relevant when there is new ingress and egress involved, which increases the potential for braking-related collisions.
- There is currently NO traffic control device for Williamsburg as it stands, and the addition of further traffic making turns is untenable.
- Increased foot traffic for additional business development presents additional trespassing and litter concerns for property owners at the edge especially, either direct littering from pedestrians, or indirect littering through wind-based transfer from a business lot to the private properties.
- Additional light pollution from exterior lighting is intrusive and detrimental to the quality of life for residents
 - This is especially an issue given that businesses such as are proposed tend to operate in either a 24-hour a day, or at least a late night cycle, increasing the noise and light projected from such a property in a disruptive way.
- The type of business proposed to be opened within this zone, a convenience store/gas station, also elicits many crime and policing concerns, especially given the most recently-available crime statistics, the 2023 UCR Summary of Crime in the Nation from the FBI (available at <https://cde.ucr.cjis.gov/LATEST/webapp/>), which show that 10.39% of all robberies (out of 222,795 total) involved convenience stores/gas stations, and the attending weapons and other crimes are not desirable additions to our neighborhood.

Sincerely,

For the RNO Board of Directors:

Charles Tuite, President

Isaac Miller, Vice-President

James Glueck, Treasurer

Kathy Shafer

MPC 01-25Z

James L. Glueck, CFA, FRM
Robinwood Neighborhood Organization Treasurer
2409 North Moors Street
Muncie, Indiana 47304

January 2, 2025

Re: Rezoning Change Requests (1) June 2, 2012, Previously Submitted MPC 05-12¹
and (2) December 27, 2024 Resubmitted Request MPC 01-25Z.²

Members of the Delaware-Muncie Metropolitan Plan Commission:

As a resident of the Robinwood Subdivision and owner of a home located at 2409 North Moors Street, Muncie, since 2006 I **OPPOSE** the resubmitted request MPC 01-25Z to rezone this property from R-2 Residence Zone to BV Variety Business Zone.³ I respectfully request that the members of the Delaware-Muncie Metropolitan Plan Commission deny this rezoning petition.

The adjacent Variety Business property has intensified over the last 30 years and grown closer to the previously established Robinwood Subdivision.

Mr. Singh owns and operates a convenience store/automobile filling station at **501 Jackson Street, Anderson**, as shown in the photos below. The area adjacent to this establishment as evident from the photos appears to be distinctly different from the residential area surrounding the Robinwood Subdivision and suggests a distinctly less residential environment as compared to the larger homes and residential properties comprising the Robinwood Subdivision and adjoining neighborhoods.

¹ Rezoning Petition filed by Eddie Gene McKibben Revocable Trust, Requesting change in zoning from R-2 Residence to BV Variety Business Zone affecting premises located at 4300-4800 block of Williamsburg Boulevard.

² Rezoning Petition filed by Surmukh Singh requesting change in zoning from R-2 Residence to BV Variety Business Zone affecting premises located at 4300-4800 block of Williamsburg Boulevard.

³ The BV variety business zone also allows for CB Central Business, BL limited Business and BC Community Business.

Singh Rezoning Request 2025 MPC 01-25Z
Glueck Letter Opposing this Request



Singh Rezoning Request 2025 MPC 01-25Z
Glueck Letter Opposing this Request



Singh Rezoning Request 2025 MPC 01-25Z
Glueck Letter Opposing this Request



It is my understanding that Mr. Singh plans to erect such a convenience store/automobile filling station on **West Williamsburg Boulevard, Muncie**. The inclusion of such a business establishment in close, adjacent proximity to the Robinwood Subdivision and surrounding neighborhoods will have a demonstrably detrimental impact to property values, quality of life, and public safety and is entirely out of character for the neighborhoods comprising this part of Muncie.

Gas stations near residential properties can pose a number of dangers, including:

- **Air pollution**
 - Gas stations emit volatile organic compounds (VOCs) like benzene, toluene, ethylbenzene, and xylene (BTEX) into the air. These chemicals can cause respiratory problems, asthma, and harm the nervous, reproductive, immune, and cardiovascular systems. Benzene is a known carcinogen that can cause leukemia, multiple myeloma, and non-Hodgkin lymphoma.
- **Groundwater contamination**
 - Underground storage tanks at gas stations can corrode and leak petroleum products into the groundwater.

Singh Rezoning Request 2025 MPC 01-25Z
Glueck Letter Opposing this Request

- **Fire and explosion**
 - Gas stations are a fire risk, and there have been an average of 4,150 fires per year at gas stations between 2014 and 2018.
- **Noise**
 - Gas stations can be noisy, especially for those living nearby.
- **Increased traffic**
 - Gas stations can increase traffic in the area, which can lead to noise and other safety concerns.

In summary, issues created by the continuing, expanding, and persistent proximity of variety businesses located adjacent to the Robinwood Subdivision and surrounding neighborhoods include:

- Noise⁴;
- Light pollution;
- Property value degradation;
- Trespassing by cut through pedestrian traffic;
- Trash and litter blown through the neighborhood;
- Odors emanating from adjacent food establishments.

Thus, I respectfully request that commission members deny this rezoning request.

Respectfully submitted,



James L. Glueck, CFA, FRM
Treasurer, Robinwood Neighborhood Organization
2409 N Moors Street
Muncie, Indiana 47304
jameslglueck@protonmail.com

⁴ We have experienced persistent and disruptive noise emanating from **Reckless Audio** located on Williamsburg Boulevard as well as occasional and highly disruptive noise resulting from open air concerts held at **Sight and Sound**, also located on Williamsburg Boulevard.

Kylene Swackhamer

From: Judy Bird <jbird8708@yahoo.com>
Sent: Monday, December 30, 2024 4:53 PM
To: ~
Subject: Opposition to the following rezoning

MPC 01-252

December 30, 2024

To: The Muncie City Council, Muncie Zoning Board, and Relevant Authorities

We, the undersigned residents of Muncie, Indiana, submit our signatures, in our absence from the state of Indiana until April 14, 2025, to this petition to express our firm opposition to the proposed rezoning of the residential area (A part of NW ¼ of Sec. 6, Twp. 20N, Rge. 10E, est. to contain 3.759 acres more or less) located on the south side of W. Williamsburg Blvd. for business use. This rezoning threatens to disrupt the character, safety, and quality of life in our community.

Signatures:

Name: Jamie M. Bird

Address: 2508 N. MORRISON ROAD
MUNCIE, IN 47304

Name: Judith A. Bird

Address: 2508 N. MORRISON RD
Muncie, IN 47304