

MPC 05-25A

ORDNANCE NO.

2-26

**BEING A RESOLUTION OF APPROVAL TO SUPPLEMENT AND AMEND THE TEXT OF THE
CITY OF MUNCIE SUBDIVISION REGULATIONS REGARDING
ARTICLE V. IMPROVEMENTS AND REQUIREMENTS**

WHEREAS, the State enabling act for planning and zoning empowers the City Council of Muncie, Indiana and the Board of Commissioners of Delaware County, Indiana to adopt Subdivision Regulations and also provides for amendments to said regulations as deemed necessary from time to time; and

WHEREAS, the State enabling act also provides for amendments to the Subdivision Regulations to further promote the health, safety and general welfare; and

WHEREAS, the current provisions require updating or clarification; and

WHEREAS, the Delaware-Muncie Metropolitan Plan Commission has given legal notice of a public hearing for consideration of the proposed amendments in order to forward a recommendation regarding said amendment to the City of Muncie Subdivision Regulations as required by law; and

WHEREAS, the Delaware-Muncie Metropolitan Plan 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 land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible growth and development.

NOW, THEREFORE, BE IT RESOLVED by the Delaware-Muncie Metropolitan Plan Commission that the text of the City of Muncie Subdivision Regulations shall be amended, changed and supplemented according to **Exhibit A** as follows:

Section 1. Supplement the subsection after SECTION 28-30 SIDEWALKS as SECTION 28-31 NATURAL FEATURES, and then recodify the remaining subsections.

	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

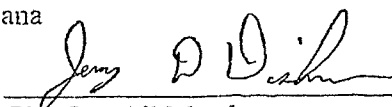
The above ordinance approved (vetoed) by me this _____ day of _____, 2025.

Dan Ridenour, Mayor of the City of Muncie,
Indiana

ATTEST:

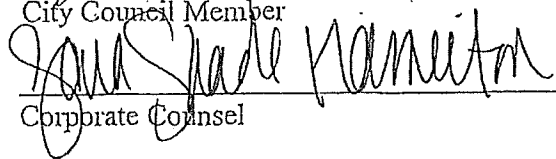
Belinda Munson, City Clerk of Muncie, Indiana

This ordinance is proposed by:



City Council Member

This ordinance is approved in form by:



Corporate Counsel

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

December 5th, 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 A RESOLUTION OF APPROVAL TO SUPPLEMENT AND AMEND THE TEXT OF THE CITY OF MUNCIE SUBDIVISION REGULATIONS REGARDING ARTICLE V. IMPROVEMENTS AND REQUIREMENTS

WHEREAS, the Delaware-Muncie Metropolitan Plan Commission is charged, by state statute, with the preparation of amendments to the zoning ordinance in order to maintain a viable updated ordinance dealing with planning and zoning and said Commission has reviewed, revised and adapted certain standards for the City of Muncie, Indiana.

WHEREAS, the said Plan Commission initiated a public hearing and, following discussion and the public hearing, a motion was made, seconded and approved to forward a favorable recommendation for the proposed amendment as attached with revisions.

WHEREAS, the said Plan 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 in the jurisdiction and responsible growth and development.


NOW, THEREFORE, the Delaware-Muncie Metropolitan Plan Commission hereby **FAVORABLY RECOMMENDS** (8-0) the proposed amendment to the City of Muncie Subdivision Regulations regarding improvements and requirements as more accurately set forth in the attached revision to amend.

**DELAWARE-MUNCIE METROPOLITAN
PLAN COMMISSION**

BY:



Chris Smith, President



Kylene Swackhamer, Secretary

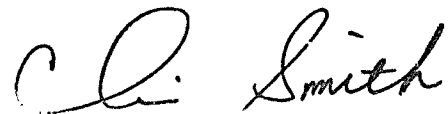
ARTICLE V IMPROVEMENTS AND REQUIREMENTS

SECTION 28-31 NATURAL FEATURES

In approving a proposed subdivision plat, the Commission shall consider the preservation of existing natural features contributing to the enhancement of a subdivision and its environs such as natural growth, watercourses, falls, beaches, and historic areas. Such features shall be incorporated in the design of the subdivision. Trees shall be preserved and shall be welled against grade changes. The subdivider shall provide at least one (1) approved shade tree per front yard; corner lots shall provide at least one (1) approved shade tree per street frontage. Such trees shall have a minimum diameter of not less than two inches (2" measured at forty-eight inches (48") above grade.

Section 2. That this Ordinance shall be adopted this 5th day of December 2025.

DELAWARE-MUNCIE METROPOLITAN
PLAN COMMISSION BY:



Chris Smith, President

ATTEST:



Kylee Swackhamer, Secretary

MPC 05-25A
EXHIBIT A

THE CITY OF MUNCIE SUBDIVISION REGULATIONS
PROPOSED SUPPLEMENT AND AMENDMENTS

Supplement the subsection after SECTION 28-30 SIDEWALKS as SECTION 28-31 NATURAL FEATURES, and then recodify the remaining subsections.

ARTICLE V IMPROVEMENTS AND REQUIREMENTS

SECTION 28-31 NATURAL FEATURES

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**BALL STATE
UNIVERSITY**

November 20, 2025

Delaware-Muncie Metropolitan Plan Commission
Muncie, IN 47305

Dear Commission:

I am writing to express my support for the proposed City of Muncie Subdivision Regulation amendment regarding natural features. In my role as Professor of Geography at Ball State University, I have developed an international reputation studying the connections between trees and urban society. Research around the United States has overwhelmingly demonstrated the following positives associated with urban trees:

- Most residents prefer to have trees in their yards and neighborhoods.
- Trees make our cities more livable, for example, by providing shade and dampening noise.
- Trees in cities provide important health benefits. For example, people report that they are happier and healthier when they can view trees from their windows. These benefits are medically measurable; viewing trees can lower blood pressure and reduce cortisol levels related to stress.
- Trees perform important environmental functions such as reducing stormwater runoff volumes, improving air quality, and moderating extreme urban heat during the summer.

The proposed amendment has two important components I wish to emphasize. First, I agree that it is wise to preserve existing trees when possible, because mature trees provide the most benefits. Second, it is crucial to plant new trees in subdivisions to enhance the long-term livability of those neighborhoods and of the city as a whole.

Sincerely,

Adam Berland, PhD
Professor of Geography
Member, City of Muncie Urban Forestry Committee
Muncie resident

College of Sciences and Humanities
School of Earth, Atmosphere, and Sustainability

Muncie, Indiana 47306 | Phone: 765-285-1776 | <https://www.bsu.edu/academics/collegesanddepartments/seas>

2023 Request from Muncie Urban Forestry Committee

2023 October Plan Commission Meeting

- Commissioner Henry's suggestion of creating a focus group was supported by the rest of the Board

Focus Group Discussion

- Agreed on County Subdivision Ordinance language would be appropriate and applicable to City Subdivision Ordinance
- Any bond would fall under the Mayor's executive decision so no language about including a bond for tree installation should be included
- Releasing a Certificate of Occupancy is decision of City Building Commissioner so no restriction on C of O's should be included
- ROW - no requirement

Focus Group Members:

Malcolm Cairnes, Chair Muncie Urban Forestry Committee

Courtney Pruitt, MSD Stormwater Compliance Inspector

Josh Perkins – Owner Plant Studio Landscaping

Justin Curley, Purdue Extension County Extension Director

Steve Selvey/Adam Leach – Previous City Building Commissioner

October 19, 2023

Memo To: Lorey Stinton

From: Malcolm Cairns, Chair, Muncie Urban Forestry Committee

Re: Muncie Subdivision Ordinance Revision and Street Trees

Lorey,

At the Muncie Urban Forestry Committee meeting of October 18, 2023, the committee voted unanimously to support the proposal to revise Muncie Subdivision ordinance requiring that trees are to be planted in the public right of way of new subdivisions in the City of Muncie. The committee reviewed and supported the draft ordinance revision (section 28-31 Natural Features) that you provided and added further endorsement by noting that new subdivisions in Delaware county already have this requirement.

In the matter of bonding for tree installation, the committee suggests that this be filed with the Board of Public Works and Safety.

We understand that a focus group will be formed by the Planning Commission to discuss this proposed ordinance revision. I am willing to serve on this committee and will also seek an alternate to represent the committee if needed.

This opportunity to expand Muncie's urban forestry work was enthusiastically embraced by the Urban Forestry Committee. Thanks for your efforts to date, and please let me know if you need anything else from our committee.



Urban forestry