

Minutes
Plan Commission Meeting
City Concourse, 1402 H Street
September 9, 2025 at 4pm

VIA Facebook: www.facebook.com/bedford.in.gov

VIA YouTube: www.youtube.com/@CityofBedford-812/streams

Attending: President Byron Buker, Vice Pres. Craig Turpen, Bill McFadden, Scott Moore, Richard Burton, Steve Kimbley, Heath Hawkins, and Secretary/Planning Director Kevin Jones.

Call to Order: President Buker

Reading of the minutes: August 12, 2025 at 4PM. Motion made by Scott to accept the minutes as presented, and Bill seconded the motion. Unanimously approved.

Speakers Attending: Vicki and Aaron Baker.

Media: None present

Old Business:

1. None

New Business:

1. Public hearing for a Resolution amending the Zoning Code in the Professional-Residential (PR) Districts to allow for Single-Family Dwellings and Two-Family Dwellings as permitted uses, and Retail Stores as Uses requiring a Special Exception Permit.

Kevin presented to the board where the various PR Zones are in town, and currently there are vacant parcels in those zones that do not allow single family or two-family structures to be built on those lots without rezoning them. There have been phone calls over the past six months with realtors regarding some of those properties and whether homes could be built on the lots. They were surprised to hear the answer was no when most of the parcels in these areas are single family homes.

Kevin also asked that Retail Store be included as permitted use requiring a special exception. There are PR areas that are open lots or parking lots where structures could be built and business could serve as a nice complement to the area, but they should be looked at on an individual basis. This would allow the board to examine those requests and decide if that request is appropriate for that area.

Victoria Baker spoke about her property at 513 P St, the former Girls Club, and her desire to have an antique mall in the upper portion of the building. She said that she respects the neighbors were hesitant to have the location be rezoned to business for fear of what the building might be used for in the future. Adding the retail store to the PR zoning could allow her to open the antique mall with the approval.

Scott made a motion to approve the Resolution and send the requested changes to the City Council for approval. Heath seconded the motion, and the motion passed unanimously.

Discussion:

Adjournment: With no further discussion a motion was made by Heath to adjourn and seconded by Richard. Motion passed.