

Minutes
Plan Commission Meeting
City Concourse, 1402 H Street
October 14, 2025 at 4pm

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

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

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

Call to Order: Vice President Craig Turpen

Reading of the minutes: September 9, 2025 at 4PM. Motion made by Scott to accept the minutes as presented, and Bill seconded the motion. Unanimously approved.

Speakers Attending: Darci & Caleb Bell
Janita & Brian Norris
Travis Norman

Media: None present

Old Business:

1. None

New Business:

1. Preliminary Hearing for Darci & Caleb Bell to rezone 1613 E St from B2 to R2 for the purpose of building a home. The property currently has a home on it that is in poor condition. They wish to tear down the current home and build a new home on the property.

Darci told the board that they tore down the old house and garage over the weekend. They plan to build a single-family home with an attached garage on the property.

Scott asked about current zoning in the area. The property to the north is a home, and the property to the west is a vacant lot, and they are both B2. The property to the south is a vacant lot zoned R2.

Motion by Scott to move the matter to a public meeting, and a second by Steve.
Unanimously passed.

2. Preliminary Hearing for Janita & Brian Norris, DBA Chili Red Investments LLC, to rezone the property addressed at 2535 39th St. Bedford, IN 47421. The property consists of parcels, 47-06-27-400-010.000-010, 47-06-27-430-004.00-010, 47-06-27-430-010.00-010, and 47-06-27-430-007.000-010. The property is currently I2 and they wish to rezone the property to R3 to allow for townhomes.

Brian told the board that they have plans being drawn up to present at the next meeting. They plan to start with 20-28 units initially. They feel that the size of the property 6.14 acres +/- would support 80-84 unit over time.

There was a question about the stone mill to the east of the property. They have spoken with the owner and he is not open on a daily basis. It was relayed that the plan is for the setback of the buildings on that property line to be at a distance of approximately 20 feet to allow for utilities.

Steve made a motion to move the matter to a public hearing, and Scott seconded the motion. Unanimously passed.

3. Preliminary Hearing for Cole Sinclair to do a minor subdivision of parcel #47-06-15-200-012.002-010, Northeast corner of John Williams Blvd. and Bellback Rd. He wishes to divide that parcel into two lots. Travis Norman to speak.

Travis told the board that Cole Sinclair would like to divide Tract 2 of this property into two separate parcels for future development. Tract 2 would become Lot 1 and 2, sizes 1.47 ac and 1.52 ac. +/- To be able to develop Lot 1 they would like to vacate a drainage easement on the south end of the property. There is an engineering firm that is developing the plans for the drainage system that would be used to accomplish this. It was explained that this area is the drainage area for all of John Williams Blvd from the new roundabout west, and it includes stormwater from Walmart and the surrounding shops. Travis told the board that he wanted to be clear that this would be a major undertaking.

Kevin told members that Misty Adams, Bedford Utilities, is aware of the proposal and that she and Travis will be having conversation about the project. Misty was asked to be present at the November meeting field questions that the board will have.

Steve made a motion to move the request to a Public Hearing, and Scott seconded the motion. The motion passed with Craig abstaining.

Discussion:

Adjournment: With no further discussion, Bill made a motion to adjourn and seconded by Scott. Motion passed.