



**AGENDA - REGULAR MEETING OF THE
BEDFORD PLANNING COMMISSION
CITY CONCOURSE
1402 H STREET BEDFORD, IN. 47421
WEDNESDAY, November 12, 2025 @ 4PM**

LIVE STREAMING

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

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

**BEDFORD PLANNING
COMMISSION:**

MAYOR:
SAMUEL J CRAIG
ELECTED 4 YR. TERM

MEMBERS:

**MAYOR
APPOINTMENT:**

BYRON BUKER
1/5/2024-1/2/2028

STEVE KIMBLEY
1/11/2022-1/2/2026

SCOTT MOORE
1/5/2024-1/2/2028

WILLIAM MCFADDEN
1/11/2022-1/2/2026

KEVIN JONES
1/4/2024-1/2/2028

**COUNCIL
APPOINTMENT:**

CRAIG TURPEN
1/2/2025-1/3/2029

RICHARD BURTON
1/2/2025-1/3/2029

HEATH HAWKINS
1/5/2024-1/2/2028

Call to Order

Approval of Minutes for October 14, 2025

Old Business:

1. Public Hearing for Darci & Caleb Bell to rezone 1613 E St from B2 to R2 for the purpose of building a home. The property had a home on it that is in poor condition. They tore down the home and would like to build a new home on the property.
2. Public 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.
3. Public 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. They wish to divide that parcel into two lots. The property is zoned B3. Travis Norman to speak.

New Business:

1. Preliminary Hearing for Victoria Baker who is requesting a Special Exception Use in a PR District at 512 P St for the purpose of operating a Retail Store (Antique Mall) at that location. The request needs the approval of the Plan Commission to be heard by the Board of Zoning at a Public Hearing.
2. Public Hearing for Kenny Blackwell who requests a major subdivision of Tract 3 in the Bedford Development Minor Subdivision Plat, located on Williams Park Dr and John Williams Blvd. The parcel is 5.66 acres and they request to subdivide it into 6 lots. The property is zoned I2

3. Preliminary Hearing for Adam Chastain to do a minor subdivision of 628 I St into two parcels for the purpose of building two new homes. The property is zoned R3 and each parcel will be 6750 sq feet. Travis Norman to speak.

4. Preliminary Hearing for It's Always Something, LLC, Jody Cobb, to reconfigure L & D Lot 10 50x180, L & D Lot 11 43x180 and L & D partial Lot 12 43x43 for a minor subdivision to become three lot. Lot 2 will be 50x130, 6500 sq feet. Lot 2A will be 50x130, 6500 sq feet. Lot 2B will be 43x130, 5590 sq feet. The properties are zoned PR with a minimum sq footage of 6000 sq. feet. The Board of Zoning granted a variance for lot 2B on 10/28/2025.

5. Preliminary Hearing for James McCombs who is requesting a minor subdivision of 2801 North/South Poor Farm Rd into two parcels. One parcel will be 1.812 acres and the other parcel .656 acres (26,661 sq feet). Property is zoned R1.

Discussion:

Adjournment: