

Minutes
Plan Commission
City Concourse, 1402 H Street
May 12, 2026 at 4:00pm

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

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

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

Call to Order: Vice Pres. Turpen at 4:00PM

Approval of Minutes: April 14, 2026 - Regular Meeting

Motion by Scott to accept the minutes as printed, seconded by Heath.
Motion passed.

Speakers Attending: Travis Norman, TNG

Media: None present

Old Business: None

New Business:

1. Preliminary Hearing for Josh Waldrup requesting a Minor Subdivision of Chapman Minor Subdivision Plat, Lot 1. Requesting to divide the lot into two parcels, Lots 1A will be .59 acres and 1B will be .60 acres.

Travis Norman, TNG, spoke to the board about this project. Travis explained that there will be some issues with water lines, sewer access and stormwater runoff that will need to be addressed. Scott and Steve both expressed concerns over the stormwater. Travis said that he will work on drawing up what kind of stormwater relief will need to be placed on the property and have that for the next meeting. Most likely this would consist of a berm. Heath made a motion to move the request to a public hearing, second by Scott. Motion passed.

2. Special Exception request by Brian Higgins to operate a car lot at 1210 R St. This request will require a variance from the Board of Zoning for nonconforming use.

Kevin spoke to the board on this request. Brian Higgins and Chrisopher Quintana are planning on purchasing 1210 R St. They would like to operate a used car sales at that

location. The property has previously been a real estate office, hair salon and barber shop. The property obtained a variance in June 1988 to operate as a barber shop. The board expressed concerns about parking issues, lighting issues affecting neighbors, and the number of cars that would be for sale on the lot. Kevin relayed that he had spoke to Brian that the Zoning Board could place limitations on these types of concerns. Scott made a motion to approve the request and let the Zoning Board hold a public meeting. Steve seconded the motion. Motion passed.

Discussion: The Resolution for changes to the TIF district has been moved to the June meeting.

Adjournment: Scott made a motion to adjourn, second by Heath. Motion passed.