Minutes
Plan Commission
City Concourse, 1402 H Street
June 9, 2026 at 4:00pm

VIA Facebook: www.facebook.com/bedford.in.gov
VIA YouTube: www.youtube.com/@CityofBedford-812/streams

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

Call to Order: Pres. Buker at 4:00PM

Approval of Minutes: May 12, 2026 - Regular Meeting
Motion by Scott to accept the minutes as printed, seconded by Bill.
Motion passed.

Speakers Attending: Travis Norman, TNG
Andy Mouser, Baker Tilly
Josh Waldrip
Mayor Craig

Media: None present

Old Business:

1. Public Hearing for Josh Waldrip 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 spoke to the board about the project and the plan to mitigate stormwater. Both parcels will have approximately 84 feet of road frontage. A drainage easement will be placed approximately 100 feet back from the roadway to mitigate stormwater. The easement will be 10 feet wide, 2 feet tall and have a 6” drainpipe installed in the bottom. Travis said that he conducted a 100-year flood study and this should keep water shed at the same rate it is now after homes are constructed on the properties. No members of the public were present to speak for or against the request. No members of the public that were notified of the meeting had contacted the Planning Department to express views on the request. Scott made a motion to approve the request, and second by Bill. Motion passed.

New Business:

1. Order of the Bedford Plan Commission determining that a Declaratory Resolution and Amended Economic Development Plan approved and adopted by the Redevelopment

Commission (I) establishing new allocation areas within the existing Bedford consolidated economic development allocation area No. 1 and (II) enlarging the Bedford consolidated economic development area No. 1 and establishing a new allocation area in such enlarged area, conform to the plan of development for the City of Bedford approving that Declaratory Resolution and amended plan. Andy Mouser from Baker Tilly outlined the order explaining that it would extend the life of the TIF in three of the existing areas, Wawa Allocation area, Stone City Allocation area and Limestone Edge Allocation area. It also creates a new TIF area designated as Cardinal Crossing Allocation area, which are the proposed apartments being built on 39th St.
Mayor Craig spoke to the board asking them to approve the Order. He spoke of the importance of TIF funds to the City and how those funds are used to make improvements within the City. Some of the projects outlined were the new Municipal Hall, Police Department, and planned construction of a building for the Street Department.
Scott made a motion to approve the order, second by Steve. Motion passed.

Discussion: Steve spoke about the property at 1210 R St, proposed car lot, that was sent to the Zoning Board the previous meeting. He wanted the board to know that the Zoning Board heard from several members of the public and after hearing all sides the proposal was rejected.

Kevin told the board that the new Bedford Municipal Hall has been completed and all future meetings will be held at that location.

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