

NEW CASTLE PLAN COMMISSION
DECEMBER 17, 2025 MEETING MINUTES

Members present: Ed Hill, President
 Dave Barker, Vice President
 Kenny Melton, Voting Member
 Lynn Perdue, Voting Member
 Joel Harvey, Attorney
 Kelly Allen, Clerk

Absent: Don Criswell, Voting Member
 Larry Abrams, Voting Member
 Peggy Manor, Voting Member
 Janet Davis, Clerk

Also attending: James Shroyer

The New Castle Plan Commission met on Wednesday, December 17, 2025, in the City Council Chambers. President Ed Hill called the meeting to order at 6:02pm. The President then asked if the members had read the minutes from the November 19, 2025 meeting. When all agreed they had, Kenny Melton made a motion to approve the minutes, with second made by Dave Barker. The motion passed unanimously by those members in attendance without discussion.

President Hill then introduced the first item on the agenda, PC-5-25, made by Turning Point Life Center Inc, 2916 South 14th Street, New Castle; requesting a zone map amendment (rezoning) at 2263 Indiana Avenue, New Castle; from R2 single- and two-family residential zoning to C1 commercial zoning; tabled from the November meeting.

Kenny Melton stated that this property was still pending purchase and made a motion to table this item to next month's meeting. After some discussion, Dave Barker made a second to this motion. This motion passed unanimously.

President Hill introduced the only other item on the agenda, PC-6-25, a request made by James Shroyer; Broad Street Apartments LLC; 1401 West Sheffield Drive, Muncie; requesting a zone map amendment (rezoning) at 2008 Broad Street, New Castle; from dual zoning of R2 single-family residential (parking lot) and C1 commercial (apartment building) to C1 Commercial zoning of the entire parcel.

James Shroyer approached the board, to explain that he had purchased the property last year in April. He stated that the property was once two individual parcels that had been combined prior to his purchase, leaving one part of the new parcel as R2 zoning and the other as C1 zoning. Ed Hill then stated this was more of a housekeeping item that needed to happen. After some discussion, Kenny Melton made a motion to favorably recommend the request to City Council,

with a second made by Dave Barker. The motion passed unanimously without discussion. President Hill then explained to James Shroyer that this would now go to City Council to be heard. Kenny Melton further explained that it would go through three readings with council for approval. Dave Barker informed Mr. Shroyer that the City Council meetings are held on the first and third Monday of the month at 6:30 in the council chamber. Joel Harvey stated that this could probably be heard at the first meeting in January.

With no additional business before the Commission, Dave Barker made a motion to adjourn, second by Kenny Melton. The meeting adjourned at 6:10 pm.

Respectfully submitted by:



Kenny Melton

New Castle Plan Commission