

NEW CASTLE PLAN COMMISSION
MARCH 18, 2026 MEETING MINUTES

Members present: Ed Hill, President
 Dave Barker, Vice President
 Kenny Melton, Voting Member
 Larry Abrams, Voting Member
 Don Criswell, Voting Member
 Joel Harvey, Attorney
 Janet Davis, Clerk
 Kelly Allen, Clerk

Absent: Lynn Perdue, Voting Member
 Peggy Manor, Voting Member

Also attending: Bill Terry, William Gregory

The New Castle Plan Commission met on Wednesday, March 18, 2026, in the City Council Chambers. City Attorney, Joel Harvey called the meeting to order at 6:00pm. He announced since this was the first meeting of the year that we needed to establish officers. He stated that Don Criswell was appointed for a three-year term commencing on January 1, 2026 to December 31, 2029. Joel Harvey called for nominations for President. Dave Barker made a motion for Ed Hill to continue serving as president; second made by Kenny Melton. The motion passed unanimously. Mr. Harvey then turned the meeting over to President Hill who then asked for nominations for Vice President. Kenny Melton nominated Dave Barker to remain Vice President; second made by Larry Abrams. The nomination for Dave Barker to remain Vice Chair passed unanimously. President Hill then asked if the members had read the minutes from the December 17, 2025 meeting. When all agreed they had, Dave Barker made a motion to approve the minutes, with second made by Larry Abrams. The motion passed unanimously by those members in attendance without discussion.

President Hill deferred the explanation of the meeting's procedures to Joel Harvey, who advised the board they were there to examine a replat that had already been subdivided, and amend that subdivision. He further clarified that this was not your typical plat approval that required a primary and secondary approval. This request did not require public hearing with notice, but the board could take public comments if they wanted.

President Hill then introduced the first item on the agenda, PC-1-26, Weihe Engineers, by Bill Terry, 10505 North College Avenue, Indianapolis, IN; requesting a secondary plat approval (replat) at 125 South Memorial Drive, New Castle; to subdivide the existing plat; in C2 commercial zoning.

Bill Terry approached the board, to explain that they were subdividing to add a 7 Brew. Dave Barker asked about the traffic impact report that was provided. Bill Terry explained that 7 Brew

does not have a menu board and that they have runners that go from car to car to take orders. This allows for shorter wait times while ordering. He also stated that there were multiple exits to the north and south. He did admit that there could be some delays in getting out of the drive thru. Kenny Melton asked if there were any other 7 Brew's with a similar layout to this one. Mr. Terry stated that they had one in Marion and one on the south side of Indianapolis and that the traffic runs pretty smooth through there.

Don Criswell then inquired about the size of the building. Mr. Terry confirmed that the building was 523 square feet with a 210 square foot cooler for storage. Mr. Criswell stated that this building would be similar to the Scooter's Coffee Shop that we already have. Mr. Terry stated that the 7 Brew building was modular that would come in two pieces, it had no customer seating, and had a unisex bathroom for their employees. Ed Hill then asked if anyone had any further questions.

William Gregory, with Rural King, stated that they have not received plans and had only received the letter regarding this meeting. He then explained that their primary concern was with the traffic flow. He asked if there were any plans to add a left turn arrow out of the Rural King parking lot at the traffic light on Indiana Avenue and State Road 3. Kenny Melton and Dave Barker both responded that that would be up to the state. There was then discussion that there was already a left turn lane at this location. Mr. Gregory stated that they were not objecting to the proposed development but they definitely had concerns with the traffic flow. Dave Barker explained that this was a major concern for the members of the board too. Dave Barker asked what the backup plan would be for when traffic does back up. Bill Terry stated that he could discuss possibly adjusting the traffic signals with Neil Marcus with INDOT. Mr. Terry then stated that the City Engineer was discussing a 30-foot easement in the grassy area between the Rural King Plaza and the Med-Check Clinic to install stormwater lines to the river.

President Hill asked if there was any further discussion regarding this matter, and when there was none, Larry Abrams made a motion to approve the replat, with a second from Don Criswell. The motion passed unanimously. Kenny Melton then explained that the approval was only for the replat and the Development Plan needs to be submitted to the Building Commissioner's Office. Janet Davis asked if this was contingent on the City Engineer's approval and Mr. Barker stated that the engineer had approved the replat but the city still needed the easement granted. There was some additional discussion about the location of water and sewer taps in front of the shopping centers.

With no additional business before the Commission, Kenny Melton made a motion to adjourn, second by Dave Barker. The meeting adjourned at 6:19 pm.

Respectfully submitted by:


Kenny Melton
New Castle Plan Commission