



Delphi Common Council Agenda

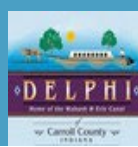
Date/Time: Tuesday Sep 8, 2026 @ 6:00 P.M.
Location: Delphi City Building 201 S. Union St. Delphi, IN

Live Streamed on Delphi Indiana YouTube Channel
<http://www.youtube.com/@delphiindiana491>

- 1. Calling to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call Clerk Price**
- 4. Meeting Minutes**
 - a. Monday August 3, 2026*
 - b. Monday August 31, 2026 – Budget Workshop*
- 5. Department Head Reports**
- 6. Other Business**
- 7. Unfinished Business**
 - a. 2027 Budget*
- 8. New Business**
 - a. Zoning Approval Petition Request*
 - b. Proposed Ordinance 2026-13 – Amending Zoning Maps*
- 9. Future Business & Announcements**
- 10. Miscellaneous Business**
 - a. Board Comments*
 - b. Clerk Treasurer Price*
 - c. Public Comments*
 - d. Adjournment*

The City of Delphi acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. To assist individuals with disabilities who require special services (i.e. sign interpretive service, alternative audio/visual devices, and amanuenses) for participation in or access to City-sponsored public programs, services, and/or meetings, the City ask that individuals make requests for these services at least forty-eight (48) hours ahead of the scheduled program, service, and/or meeting. To make arrangements, please contact the City at (765) 564-2097

Agenda Subject to Change



Common Council Meeting— August 3, 2026
2nd floor City Building 6:00 pm
201 S. Union St. Delphi

Council was called to order at 6:00 pm on the second floor of the city building. Live streamed on Youtube and opened with the Pledge of Allegiance.

Roll call was given by clerk/treasurer-Julie Price. The members present were: Kamron Yates, Denny Myers, Spencer Kingery, Dale Seward, Erin Jubril, and Doyle Moore.

The minutes for July 6, 2026, council meeting were presented for approval. There were no additions or corrections. No discussion for minutes. Department Head reports incorporated into the minutes and were sent to the council prior to the meeting for review. Motion to approve the minutes made by Denny Myers seconded by Spencer Kingery. Motion carried and passed. (5-0)

The minutes for July 27, 2026, council budget workshop were presented for review and approval. Motion to approve the minutes made by Spencer Kingery, seconded by Doyle Moore. Motion carried and passed. (5-0)

Other Business:

Mayor Yates stated that 2026 Water Loss Audit and validation agreement and 2026 Oxidation Ditch Rehab agreement with BFS are signed and being submitted. The items referenced include aeration and aeration equipment that is old and outdated and to assist with IDEM reporting and requirements. Both items are for informational purposes for the council.

Unfinished Business:

Proposed Ordinance 2026-11 Amending Salary and Wage Ordinance for code enforcement and adding Foreman to Wastewater dept. was presented for approval on the second reading. Motion to approve the ordinance on second reading made by Spencer Kingery, seconded by Denny Myers. Motion carried and passed. (5-0)

Proposed Ordinance 2026-11 Amending Salary and Wage Ordinance for code enforcement and adding Foreman to Wastewater dept. was presented for approval on the third and final reading. Motion to approve the ordinance on second reading made by Erin Jubril, seconded by Denny Myers. Motion carried and passed. (5-0)

Proposed Ordinance 2026-12 Authorizing pre-payment of claims was presented for approval on second reading. No discussion by the board. Motion to approve ordinance made by Erin Jubril, seconded by Denny Myers. Motion carried and passed. (5-0)

Proposed Ordinance 2026-12 Authorizing pre-payment of claims was presented for approval on third and final reading. Dale Seward asked why the ordinance was being put in place. Dale Seward asked why we were doing this again? Clerk-Treasurer Price commented that the SBOA suggested that the ordinance be put into effect to avoid late fees, penalties, and other fines due to deadlines for payments of taxes, utilities, etc. Motion to approve ordinance made by Erin Jubril, seconded by Denny Myers. Motion carried and passed. (5-0)

New Business:

K-9 Officer/Handler Policy was presented for review and approval by the board. Chief Mullin stated the policy will cover the position, assignment training, handling of narcotics, and payroll of handlers. The policy template was taken from Lexipol which is used by many law enforcement agencies. Motion to approve the policy made by Doyle Moore, seconded by Spencer Kingery. Motion carried and passed. (5-0)

Proposed Resolution 2026-6 Ratifying and approving prior establishment of the Sewage Capital Improvement Fund 6204 was presented for review and approval. Motion to approve the resolution made by Spencer Kingery, seconded by Erin Jubril. Mayor Yates asked Clerk-Treasurer Price to explain the resolution. Clerk-Treasurer Price began to explain the corrective action plan for the resolution when legal counsel Miriam Robeson asked which resolution was being addressed. Clerk-Treasurer apologized that she had the information for the next resolution 2026-7. The information for Resolution 2026-6 was then presented to the council regarding the ratification of the establishment of fund 6204. She stated that it was for \$85,000 that was transferred and the receipt stated that it was a temporary loan rather than a transfer, so the SBOA cited it as a finding. The resolution would ratify the resolution to cover the finding for the corrective action plan. The amount would not change, only the language within the resolution to support the transfer. Dale Seward asked if this resolution was like the airport resolutions done a few months prior to which Clerk-treasurer Price stated that those airport items were established to clean up airport line items and this was to correct the issue with the language for the transfer. Mayor Yates asked for a vote but had the incorrect voting information. Legal Counsel Miriam Robeson pointed out that the motion and second were correct, but the voting information was not. For public record, Mayor Yates made the correction for voting. Mayor Yates once again asked for a vote for those in favor after the correction, please say Aye and those opposed, Nay. Motion carried and passed. (5-0)

Proposed Resolution 2026-7 Correcting Resolution 2025-17 to Clarify Authorization of transfer of appropriations and funds was presented for review and approval. Motion to approve the resolution made by Denny Myers, seconded by Spencer Kingery. Clerk-Treasurer Price stated that when the original resolution for transfers was approved, it only stated transfer of appropriations and did not include funds in the language. The SBOA audit stated that the resolution needed to include the appropriations and funds in the resolution to support the transfers. This was included in the corrective action plan submitted to the SBOA for the findings. No questions or discussion from the council regarding the resolution. Motion carried and passed. (5-0)

Board Comments:

Spencer Kingery stated a reminder of the next budget workshop meeting scheduled for August 31, 2026, at 5:30 pm in the council chambers.

Dale Seward asked if the water loss audit and oxidation work was done with competitive bids or was the city just going with BF&S? Mayor Yates stated that it is a yearly thing that our city engineering team performs for us. Mayor Yates stated they do those things for us since they are our engineering team, that is included in our contract for scoping for the water dept, therefore it is not bid out.

Dale Seward stated that there were no July RDC minutes included in the packets as requested. Mayor Yates asked Clerk-Treasurer Price if those minutes were out yet. She stated she does not do those but can ask Carmen if all the updated and approved minutes are on the website. Mayor stated that the current ones have not been approved yet. Dale Seward commented that he thought there was 1 before those that was not presented. Clerk-Treasurer Price stated she could certainly check in to that to make sure they are all on the website for accessibility. Spencer Kingery offered to send the packet to Dale Seward from April. He stated that was the most recent one that he has that has been approved by the board.

Clerk Comments:

None

Public Comments:

Community Development Director Julia Leahy wanted to remind everyone that the Annual Old Settler's street closure would begin August 4th beginning at 5:15 through August 8th with streets reopening by 6:00pm Sunday, August 9th.

Legal Counsel Miriam Robeson stated that she had a meeting with the county commissioners regarding paving 300 N where the city water/street building is located. The county has agreed to a cost share with the city for the paving. The estimated cost is around \$71,998.00. The work will be done by EB Contractors.

Adjournment:

Without objection and no other business or comments, the motion to adjourn Common council for August 3, 2026, was made by Doyle Moore, seconded by Denny Myers. Motion carried and passed. (4-1 Nay by Doyle Moore) Meeting was adjourned at 6:25pm.

Mayor-Kamron Yates

Clerk-Treasurer, Julie Price-Attest

COMMON COUNCIL SPECIAL MEETING
BUDGET WORKSHOP
August 31, 2026
2nd Floor, City Building, 201 S. Union St.

Mayor Yates called the meeting to order at 5:30 pm.

Those in attendance stood for the pledge of allegiance.

Clerk-Treasurer Price did roll call. Present were Doyle Moore, Erin Jubril, Mayor Yates, Spencer Kingery, Denny Myers and Dale Seward.

Mayor Yates opened the 2027 budget workshop stating there would be discussion only with no votes taken. He also stated that public comments and discussion would be accepted during the public hearing in October. The meeting focused on the General budget and items needing to be addressed for specific departments.

Ed Nagle and Larry Gruber were in attendance to represent the airport board. They updated the council with recent upgrades to the airport and agreed to cut the office supply line item to \$600.00 from the initial \$1200.00 presented for budget approval.

Aaron Lyons was in attendance to represent the street/parks department. He stated that he is looking to replace 1 truck that has an extensive amount of rust and wear. He also stated that he would like to replace the body on a truck to cut costs and save money because the chassis is still in good condition and has low miles so it would be cost effective to only replace the body.

Fire Chief Dan Dulin was present to answer questions regarding the submitted fire budget. He stated that he doubled the part-time pay line to account for 2 firefighters to be on call throughout the year instead of 1. He also stated that he increased the tax line item to account for employee taxes for the coming year. He commented that there have been approximately 200 runs for service since beginning station coverage. Clerk-Treasurer Price asked if he could provide the breakdown for fire calls and ambulance service help so the council would have an idea of what the calls for service consist of.

The council continued with a review of the general budget recommendations with cuts to specific line items and additions to other line items to account for rising costs.

The topics of the budget included pay raises. By consensus, council agreed to a 3% raise for all employees including the council and board of works members. They also discussed taking the Code Enforcement position to part-time. Dale Seward noted that for the record, he is still against the code enforcement position and thinks the position should be eliminated. Spencer Kingery stated that the suggestion would be for the next council meeting to vote on the change from full-time to part-time. Doyle Moore suggested speaking to the Police Chief about the extra workload of doing the code enforcement. Mayor Yates stated that it would be put on the September 8th council docket for discussion.

Council reviewed other budget categories including EDIT, CCMG, MVH, Rainy Day, and Riverboat asking questions to which Mayor Yates and clerk/treasurer Price responded.

Some of the items needing to be reviewed after checking into rising costs are property/vehicle insurance, longevity pay, FICA/med, PERF, and animal control.

Adjournment

There being no additional business, Erin Jubril moved to adjourn, second by Denny Myers. Meeting adjourned at 7:42 pm.

Mayor Kamron Yates

Clerk- treasurer, Julie Price-Attest

Community Development Report AUGUST 2026 – Julia Leahy

PERMITS/PLANNING

Residential:

- *1 fence, 1 shed relocation
- *Oracle Acres –
- *Information Only: steps to petition to vacate a street

Commercial:

- *Carroll County Historical Society Museum expansion
- *Information Only: demolition permit for vacated building

Excavation: 0

DELPHI MAIN STREET

171st Annual Old Settlers festival and the Dan's Fish Fry were a big success.

Fish fry sold 30% more than 2025 and meals sold out 30 minutes prior to the end of the event.

We have projected that 5,000 people attended the 3-day event.

Huge thanks to everyone who volunteered to help, to the police department, water, streets, and EMA Director Fincher for making the event run smoothly.

The 50/50 raffle and the 'popcorn for pup' fundraiser raised \$300 for K9 Remington. Delphi Main Street will be donating \$1,650 to the K9 program, in total, to help with the program.

The August 15th Do It In Delphi – Market on Market was cancelled due to weather.

Next Promotions Committee Meeting – September 14 at 6:30 (Board Meeting @5:30)

The Delphi Arts Council has chosen a design for the Community Mural. We are in negotiations with a building owner on the location. Once that has been set, we will organize 2-3 community paint days for people to participate in painting the mural (paint-by-numbers). Projected mural size is 15' x 4'.

State and National Main Street accreditation visit will be November 16.

GRANT APPLICATIONS: (*Results*)

Community Foundation/Impact Grant – SensAbility Playground (City Park) *request \$100,000*
(*results due any day*)

NCHS Capital Grant Request (portable stage+) request: \$21,000 (*results due any day*)

Police Report for August 2026

Tuesday, September 8, 2026

Mayor Kamron Yates and Members of the Board of Works and Common Council.

Police report:

- Calls for service: 320
- Vehicle stops: 106
- Warnings: 63
- Infractions: 15
- Misdemeanor arrests: 3
- Incident reports 36
- Crash investigations 15

Code Enforcement Report:

- Code enforcement contacts 30
- Tall grass- 17
- Abatements 2 completed
- Abandon vehicle 2
- Other 2

Best Regards,

Stephen L. Mullin, Chief of Police



Street & Parks Department August Highlights

- Assisted with the Old Settlers and Bacon Festival
- Movie Night in the Park
- Maintenance of equipment
- Levee Maintenance
- Installed signs at the school's day care entrance
- Installed structure and pipe on Howard St.
- Swept Streets
- Rieth Riley did start CCMG 2026-1 and has completed the storm line and a lot of the concrete work.

City of Delphi Water Works

BOW and Council Meeting

9/8/26

- Read meters.
- Sent out 4 each Fluoride and Bacti Samples
- Total Gallons pumped 34.828 Million Gallons
- 61 Locate Requests
- 21 Daily Service Calls
- Daily checking of High and continuous consumption users (54 total for the month)
- Daily checking of meter communication alarms (35 total for the month)
- Removed old Hydrant on Market Street for CCMG Project
- Removed and Replaced Service lines on Market Street for CCMG Project
- Weekly mowing and weed trimming
- Prepped and installed water bypasses for Festivals Downtown
- Vehicle Maintenance
- Cleaned up after storms
- IPC Tank Rehab : Contractor has painted interior and exterior. The paint must cure for roughly 10 days on the inside of the tank. Contractor will be doing additional test on the paint to make sure it has cured properly. We will be disinfecting and taking water samples this week. Once the test pass the tank will be back online.

Thank you,

Craig A. Myers

Water Superintendent

DELPHI WASTEWATER PLANT
PROTECTING THE ENVIRONMENT
2251 N. State Road #25
DELPHI, IN 46923

PLANT SUPERINTENDENT
RICHARD W. VANSICKLE
Phone 765 564-2313
Email delphiwwtp@gmail.com

September, 2026

Fuel Consumption (Gallons)

January - 68.9
February - 52.4
March - 78.9
April - 47.7
May - 46.1
June - 69.5
July - 83.9
August - 115.8

YEAR - 563.2

Wastewater Treated (Gallons)

January - 28,836,000
February - 25,733,000
March - 29,350,000
April - 31,950,000
May - 26,557,000
June - 30,094,000
July - 26,297,000
August - 35,248,000

YEAR - 234,065,000

Bio – Solids Pressed and Land Applied (Merrell Bros.)
YEAR – 530 Cubic Yards

Chlorine Usage (Pounds)
YEAR – 6,452

Sulfur Dioxide Usage (Pounds)
YEAR – 6,463

Sodium Aluminate Usage (Gallons)
YEAR – 23,595

HIGHLIGHTS

1. Merrell Bros. hauled approximately 156,000 gallons of bio-solids, from the plant, during August.
2. The Vactor truck was picked up, after repairs, on 8/3/26.
3. The west oxidation ditch aerator went down on 8/11/26. Maddox Industrial Group, along with Barnhardt Cranes, moved the east ditch gearbox and motor to the west tank. Unfortunately, the unit only ran for 45 minutes before failing again. We are presently using directional floating aerators. We are awaiting repair parts for one unit and in the process of renting another.

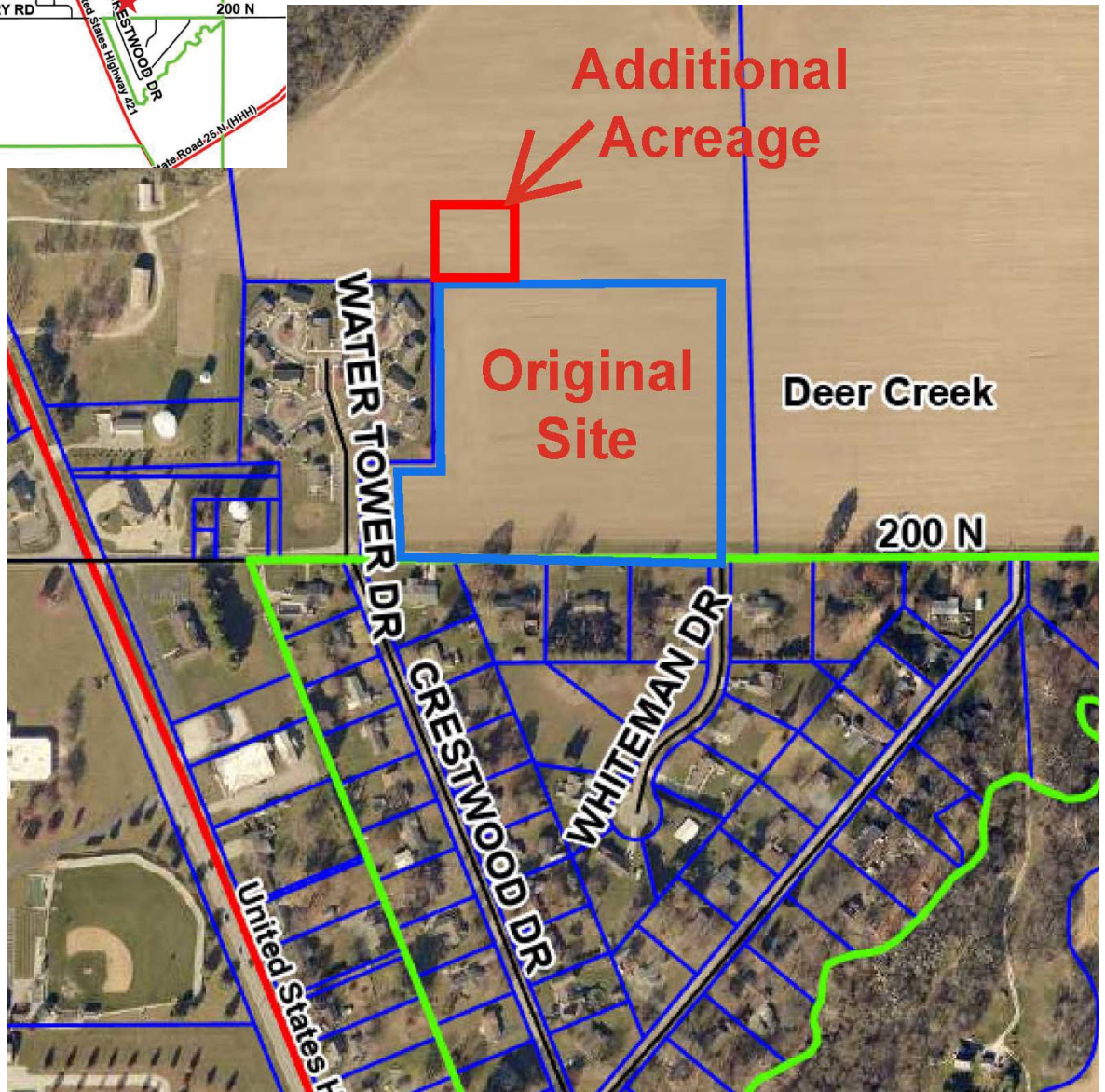
PC Staff Report

Rezoning R1 to R2 – PC26-004-ZA, approx. 7113 W 200 N



Petition Request

The petitioner is requesting approval of a rezoning additional property to Medium-density Residential (R2) for the Oracle Acres project. The subject property is currently zoned Low-density Residential (R1), contains 0.85 acres, and is located at approximately 7113 W 200 N, Delphi, IN. The petitioner is Ripam Singh and the property owner is MGH Delphi Holdings, LLC.



Property Status

The subject property was rezoned to R2 earlier this year for residential development. The purpose of this petition is to add an additional 0.85 acres to the Oracle Acres residential project. Properties surrounding the subject property in all directions are zoned R1. The Comprehensive Plan's Future Land Use Map calls this area out for commercial development.

Proposed Development

Per the developer, the proposed duplex development would be aimed at first-time home buyers, young families, and seniors and would provide low-maintenance living without the burden of yard maintenance. The neighborhood would be managed by a Homeowners Association.

The applicant has also applied for variances from the BZA for setbacks and lot coverage to enable the development of this unique residential project. Once zoning is finalized and variances are in place, the final step would be for subdivision review and approval by the PC before development could begin.

The current proposed development layout is shown below:



District Comparison

The following is a comparison of the current zoning district vs the proposed zoning district.

Permitted Land Uses: The primary difference between the R1 and the R2 districts is that the R2 district would allow multi-family development by right. By special exception and with BZA approval, the R2 district would allow institutional uses as well as a manufactured home park, golf course, and driving range.

Permitted Land Uses		
	Existing R1 District	Proposed R2 District
Permitted Uses	ACCESSORY USES *home occupation *short-term rental (owner occupied) INSTITUTIONAL USES - park, dog - park, public RESIDENTIAL USES - dwelling, single-family - dwelling, two-family - residential home for the disabled	ACCESSORY USES *home occupation *short-term rental (owner occupied) INSTITUTIONAL USES - park, dog - park, public RESIDENTIAL USES - dwelling, single-family - dwelling, two-family - residential home for the disabled - dwelling, multi-family
Special Exception Uses	ACCESSORY USES *home-based business - beekeeping/chickens *dwelling, accessory *short-term rental (not owner occupied) INSTITUTIONAL USES - community center SERVICE USES - childcare center - childcare home	ACCESSORY USES *home-based business COMMERCIAL USES *short-term rental (not owner occupied) ENTERTAINMENT USES - golf course, driving range INSTITUTIONAL USES - cemetery - community center - comprehensive care facility - convent/parish house RESIDENTIAL USES *manufactured home park SERVICE USES - childcare center - childcare home
<i>* Indicates that special development, operational, and/or procedural standards will apply to the use. See the UDO Chapter 4: Standards for Specific Uses.</i>		

Development Standards: The primary difference between the R1 and the R2 districts is that the R2 district contemplates medium density residential development. As a result, the minimum home sizes, lot sizes, and setbacks are slightly smaller. Regardless, development is still required to have municipal water and sewer.

Structure Standards							
		Single-family and Two-family Residential		Multi-family Residential		Non-residential	
		R1	R2	R1	R2	R1	R2
Maximum height of structure	Primary structure	35 feet		NA	35 feet	35 feet	
	Accessory structure	20 feet ¹		NA	20 feet	20 feet ¹	20 feet
Minimum living area		1,000 sqft with at least 600 sqft on the ground floor	800 sqft with at least 500 sqft on the ground floor	NA	Single-story – 650 sqft/unit Multi-story – 600 sqft/unit	N/A	
Lot Standards							
Minimum lot width		60 feet		NA	85 feet	90 feet	130 feet
Minimum lot area		Single-family 6,000 sqft Two-family 4,500 sqft/unit	Single-family 5,000sqft Two-family 3,500 sqft/unit	NA	2,500 sqft/unit	13,500 sqft	6,800 sqft
Minimum front yard setback	Major collectors/highways	35 feet	20 feet	NA	20 feet	35 feet	20 feet
	All other roads	25 feet				25 feet	
Minimum side yard setback	Primary structure	7 feet	6 feet	NA	6 feet	7 feet	10 feet
	Accessory structure	7 feet	6 feet	NA	6 feet	7 feet	10 feet
Minimum rear yard setback	Primary structure	20 feet	15 feet	NA	15 feet	20 feet	
	Accessory structure			NA			
Maximum impervious surface coverage		40%	35%	NA	40%	40%	
Utility Standards							
Municipal water and sewer required		YES		YES		YES	
1 – Accessory structures cannot exceed the height of the primary structure. The total square footage of all accessory structures, excluding fences, cannot exceed 75% of the total square footage of the primary structure.							

Criteria for Consideration for Evaluating a Rezoning

Per the IC 36-7-4-603 and the UDO, in preparing and considering a rezoning petition, the Plan Commission and City Council shall pay reasonable regard to the following criteria. The statutory criteria, the applicant's responses, and staff responses are as follows:

The Plan Commission shall pay reasonable regard to the Comprehensive Plan.

- **Applicant Response:** While a map may label this land 'Commercial,' the heart of Delphi's 2023 Comprehensive Plan is about people. The Plan's deeper goal is to create 'quality housing opportunities' that let our seniors age with dignity and our young families put down roots. With nearly 19% of our neighbors over age 65, we have a responsibility to build homes that are safe, accessible, and maintenance-free. By rezoning this empty lot to Residential, we aren't just changing a color on a map; we are answering the community's call for housing that actually serves the families who live here, rather than waiting for a retail chain that may never come.
- **Staff Response:** Staff agrees that the existing residential development in the area and the Goal of providing housing opportunities in this area outweigh the suggested commercial corridor that the Future Land Use Plan contemplates. It is Staff's opinion that the proposed rezoning is compatible with the Comprehensive Plan.

The Plan Commission shall pay reasonable regard to current conditions and the character of current structures and uses in each district.

- **Applicant Response:** We believe a neighborhood should feel like a neighborhood. Currently, this land is a vacant gap between beautiful homes. Developing it as a commercial site with bright parking lot lights, dumpsters, and delivery trucks will shatter the peace of the families living next door. Our proposal for a quiet, high-quality duplex community is designed to be a gentle handshake with the existing homes. It completes the neighborhood rather than disrupting it, preserving the quiet, residential charm that makes the south side of Delphi such a special place to live.
- **Staff Response:** This area is characterized by low density and medium density residential development, and Staff agrees that commercial development is not appropriate for this site. It is Staff's opinion that the proposed development pays reasonable regard to the current conditions and character of the area.

The Plan Commission shall pay reasonable regard to the most desirable use for which the land in each district is adapted.

- **Applicant Response:** The most desirable use for any piece of land is one that brings it to life. It is perfect for living as it is quiet, safe, and surrounded by neighbors. This proposed zoning addresses a critical market gap in Delphi by providing high-quality "starter homes" for young professionals and accessible "downsizing" options for seniors. By adapting the land for a duplex community, we are creating a path to homeownership that is more attainable than traditional low-density single-family homes. The site is uniquely suited for this "missing middle" housing, which complements the existing residential fabric while providing modern community amenities.
- **Staff Response:** With the exception of a manufactured home park, the subject property is suitable for all of the proposed land uses allowed in the R2 district. It is Staff's opinion that the proposed development could be considered a desirable land use for this area.

The Plan Commission shall pay reasonable regard to the conservation of property values throughout the jurisdiction.

- **Applicant Response:** By offering duplexes that are attainable to own rather than just rent, we are attracting residents who are invested in the long-term success of Delphi. Adding an HOA for maintenance and having high-quality amenities ensures that this development will be a "crown jewel" that lifts the value of the surrounding blocks and provides a boost to the local tax base.
- **Staff Response:** This proposed development is similar to development in the surrounding area. It is unknown at this time what aesthetic finishes the petitioner is considering, but the physical appearance of the residential structures could also have a positive impact on surrounding property values. It is Staff's opinion that the proposed development would contribute to the conservation of property values throughout the city.

The Plan Commission shall pay reasonable regard to responsible development and growth.

- **Applicant Response:** Responsible growth is about listening to what the community needs today. Delphi needs workforce housing for our teachers, nurses and first responders; it needs 'forever homes' for our retirees. Our plan creates attainable homeownership opportunities that are currently out of reach for many. We want to build a neighborhood that the Planning Commission can be proud of and the one that invests in its future.
- **Staff Response:** The proposed development would provide a unique housing opportunity that isn't readily available in the area. It is Staff's opinion that the proposed residential development for this site would be considered responsible development and growth.

Recommendation

Staff recommends that the PC forward the rezoning of this additional piece of property to the City Council with a favorable recommendation with the same conditions that also applied to the original rezoning for this project:

- Land Uses: A manufactured home park should not be allowed as a special exception land use on this site because it would not be in context with the existing surrounding land uses.
- Concept Plan: The development shall significantly resemble the current proposed layout and description provided with the application.
- Voluntary Commitments: The applicant's voluntary commitments shall also apply:
 - The properties shall be developed exclusively as a residential duplex subdivision, and the units shall be sold as "fee simple" where the unit owner holds title to the structure and underlying lot.
 - A dog park and children's play area shall be provided and installed before the last 25% of the lots are developed.
 - The development will establish an HOA to oversee property maintenance and approvals.
 - The development will be connected to the city's sanitary sewer system.



PC Application

This application is being submitted for (check all that apply):

- ☐ Development Plan ☒ Zone Map Change
☐ Primary Plat ☐ Secondary Plat & Construction Drawings
☐ Waiver from subdivision standards ☐ Modification of Commitments

Applicant Info

Name Ripam Singh	
Street Address 13260 Broad St	
City, State, Zip Carmel, IN 46032	
Primary Contact Person regarding this petition Ripam Singh	
Phone 765-894-2244	E-Mail rdsingh5@gmail.com
Engineer Preparing Plans Stephen Fields	E-Mail sfields@abonmarche.com
Others to be Notified Scott Wagoner	E-Mail scott@alanwhiteagency.com

For Office Use Only		
File #	Fee	
Filing	TAC	
Hearing/Meeting		
☐ Approved	☐ Denied	☐ w/ conditions
☐ Favorable	☐ Unfavorable	☐ No Recommendation

Property Owner

Name MGH Delphi Holdings, LLC	
Street Address 300 Centerville Rd, Ste 204 W	
City, State, Zip Warwick, RI 02886	
Phone 765-437-9468	E-Mail nealherr1@gmail.com
Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify) Purchaser	

Premises Affected

Parcel ID or Alternate ID Number		Acreage		
08-06-29-037-001.000-007		12.11 acres		
Actual/approximate address				
Subdivision Name Oracle Acres (Proposed Name)		Lot Number(s)		
Zoning of Subject Property R-1		Use of Subject Property Currently Agriculture		
Proposed Zoning R-2		Use of Subject Property Duplex Subdivision		Flood Zone on Site?
Zoning of Adjacent Properties	North: R-1	South: R-1	East: R-1	West: R-1
Land Use of Adjacent Properties	North: Agriculture	South: Residential	East: Apartments	West: Agriculture

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant	
Notary Public's Name (printed) Kulsum SALMAN	Signature of Notary
My Commission Expires State County Oct 24, 2029	Subscriber and witness before me this 30 day of April, 2026.



NARRATIVE: PROPOSED RESIDENTIAL DUPLEX SUBDIVISION

1. Nature of the Application

This application requests a Zone Map Change to R2 (Residential) and associated setback variances to develop a high-quality duplex subdivision. The project utilizes a "fee-simple" ownership model, where residents hold true title to both their specific dwelling and the underlying land, rather than a condominium interest.

2. Alignment with Delphi's Comprehensive Plan and Community Needs

While the city's future development plan may traditionally designate this corridor as commercial, this residential rezone directly implements the core goals of the City of Delphi's 2023 Comprehensive Land Use Plan (CLUP):

Addressing the "Missing Middle" Housing Crisis: The 2023 CLUP explicitly identifies "increasing quality housing opportunities" as a key strategy for the city's growth. Like many communities in the Indiana Uplands and Greater Lafayette region, Delphi faces a shortage of "missing middle" housing with diverse options beyond standard single-family homes or large apartment complexes. This project fills that gap.

Empowering First-Time Buyers & Young Families: This development also targets the "starter home" demographic. For many young professionals and growing families, traditional single-family homes are financially out of reach. Our fee-simple duplex model provides an attainable "equity step," allowing young families to stop renting and plant roots in Delphi.

Supporting "Aging in Place": Delphi has a significant senior population, with approximately 18.7% of residents aged 65 or older. Our proposed HOA-maintained model (providing lawn care) is specifically designed to retain these residents, allowing them to "age in place" in high-quality homes without the physical burden of maintenance, while freeing up their previous larger single-family homes for growing families.

Workforce Retention: As part of the Greater Lafayette region, Delphi is impacted by regional growth and the state's READI initiative, which emphasizes that talent attraction requires diverse and attainable housing. By utilizing R2 density, we lower the per-unit land cost, allowing us to pass savings to "workforce" homeowners (such as teachers, nurses and first responders) who are currently priced out of the market.

Active Lifestyle Amenities: To further serve our target demographic of retirees and active families, the subdivision will feature dedicated communal spaces, including a dog park and a play area. These amenities are central to our "aging in place" philosophy, providing safe, walkable social hubs for residents to interact. By including these on-site, we provide high-quality recreation within the neighborhood, fostering a sense of community.

3. Economic Justification: Residential vs. Commercial

Market realities indicate that a commercial designation is no longer the "highest and best use" for this specific parcel:

Site Constraints for Commercial: Successful commercial development requires high visibility and high traffic volume. This parcel is set back from the major thoroughfare (US Hwy 421) and relies on County Road 200 N, which lacks the traffic counts required by major commercial tenants.

Market Reality: The "Armory Road" and south side areas have seen significant residential investment. Attempting to force commercial use in a low-visibility area surrounded by residential growth would likely result in long-term vacancy or blighted, underperforming strip centers.

Compatibility: All contiguous properties are currently residential. A duplex subdivision serves as a gentle transitional use that respects the rural/residential character of the area which is also a stated goal of the Comprehensive Plan and is a better fit.

4. Proposed Development Details

Ownership Model: Fee-simple duplexes with zero lot lines where owners own land and structure.

HOA Standards: A mandatory Association will manage all landscaping and yard maintenance, ensuring long-term aesthetic quality and protecting city-wide property values.

5. Conclusion

This rezone request is a proactive response to Delphi's housing crisis. By creating a vibrant, owner-occupied residential community, we are providing the exact type of housing that is senior-friendly, maintenance-free, and attainable, which the City of Delphi and the Redevelopment Commission have identified as essential for the city's future.

Draft Ordinances

1. Permitted Use and Ownership Structure. The Real Estate shall be developed exclusively as a residential duplex subdivision. Units shall be sold as "fee-simple" properties, distinct from a condominium regime, wherein the unit owner holds title to both the dwelling structure and the underlying lot.

2. Development Standards (Setback Modifications). To facilitate the fee-simple ownership model and efficient land use, the development is permitted the following setbacks, strictly applied as follows:

Side Yard Setback: 0 feet.

Front Yard Setback: 15 feet.

Rear Yard Setback: 5 feet.

3. Private Recreational Amenities. The Petitioner shall install the following private amenities for the exclusive use of residents:

Dog Park.

Children's Play Area.

Timing: These amenities shall be installed and functional prior to the issuance of the Certificate of Occupancy for the 75th percentile of the total platted lots.

4. Mandatory Owners Association: A Homeowners Association (HOA) shall be established and shall mow lawns for the residential units, ensuring a consistent aesthetic standard.

5, Infrastructure Connection: Development of the site is contingent upon connection to the City of Delphi sanitary sewer system.

Attachment E: Standards for Evaluating a Zone Map Change

The PC's recommendation and the City Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

1. The Comprehensive Plan identifies this area for future land use as commercial.

The requested zoning change is consistent with the Comprehensive Plan because...

While a map may label this land 'Commercial,' the heart of Delphi's 2023 Comprehensive Plan is about people. The Plan's deeper goal is to create 'quality housing opportunities' that let our seniors age with dignity and our young families put down roots. With nearly 19% of our neighbors over age 65, we have a responsibility to build homes that are safe, accessible, and maintenance-free. By rezoning this empty lot to Residential, we aren't just changing a color on a map; we are answering the community's call for housing that actually serves the families who live here, rather than waiting for a retail chain that may never come.

2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district. *(Explain in detail how changing the zoning will not have a negative effect on surrounding properties or the character of the area. What will you do to mitigate this?)*

We believe a neighborhood should feel like a neighborhood. Currently, this land is a vacant gap between beautiful homes. Developing it as a commercial site with bright parking lot lights, dumpsters, and delivery trucks will shatter the peace of the families living next door. Our proposal for a quiet, high-quality duplex community is designed to be a gentle handshake with the existing homes. It completes the neighborhood rather than disrupting it, preserving the quiet, residential charm that makes the south side of Delphi such a special place to live.

3. The requested zoning change will result in the most desirable use for which the land is adapted. *(Explain in detail how changing the zoning will complement the other land uses in the area and what you will do to help achieve this.)*

The most desirable use for any piece of land is one that brings it to life. It is perfect for living as it is quiet, safe, and surrounded by neighbors. This proposed zoning addresses a critical market gap in Delphi by providing high-quality "starter homes" for young professionals and accessible "downsizing" options for seniors. By adapting the land for a duplex community, we are creating a path to homeownership that is more attainable than traditional low-density single-family homes. The site is uniquely suited for this "missing middle" housing, which complements the existing residential fabric while providing modern community amenities.

4. The requested zoning change will not affect the property values throughout the City of Delphi. *(Explain in detail how changing the zoning will not have a negative impact on property values in the city. What will you do to achieve this?)*

By offering duplexes that are attainable to own rather than just rent, we are attracting residents who are invested in the long-term success of Delphi. Adding an HOA for maintenance and having high-quality amenities ensures that this development will be a "crown jewel" that lifts the value of the surrounding blocks and provides a boost to the local tax base.

5. The requested zoning change promotes responsible development and growth. *(Explain in detail how changing the zoning will logically fit in with the current and future land use patterns, provide proper access, and connect to utilities where appropriate.)*

Responsible growth is about listening to what the community needs today. Delphi needs workforce housing for our teachers, nurses and first responders; it needs 'forever homes' for our retirees. Our plan creates attainable homeownership opportunities that are currently out of reach for many. We want to build a neighborhood that the Planning Commission can be proud of and the one that invests in its future.

DELPHI PLAN COMMISSION

August 17, 2026 – 6:30 pm (following BZA meeting)
Second Floor, City Building, 201 S. Union Street

President Spencer Kingery opened the meeting at 6:37p.m.

Attendance:

PC Member	Present	Absent
Spencer Kingery (P)	X	
Jacob Grist (VP)	X	
Christina Langsdorf (S)	X	
Brian Garrison	X	
Denny Myers	X	
Erin Jubril	X	

Meeting Minutes

The March 16, 2026, meeting minutes were reviewed. Motion to approve by Erin Jubril, second by Jacob Grist. Motion passed unanimously.

New Business – Public Hearing PC26-004-ZA

President Spencer Kingery suspended the PCA regular meeting and opened the public hearing at 6:38pm.

- PC26-004-ZA Oracle Acres rezoning – PC to consider the rezoning of 0.85 acres of property at approximately 7113 W 200 N from Low-density Residential (R1) to Medium-density Residential (R2) for the purpose of expanding a previously approved residential development rezoning. The petitioner is Ripam Singh and the property owner is MGH Delphi Holdings, LLC.
- Staff Report/Recommendation: Staff recommends that the PC forward the rezoning of this additional piece of property to the City Council with a favorable recommendation with the same conditions that also applied to the original rezoning for this project:
 - Land Uses: A manufactured home park should not be allowed as a special exception land use on this site because it would not be in context with the existing surrounding land uses.
 - Concept Plan: The development shall significantly resemble the current proposed layout and description provided with the application.
 - Voluntary Commitments: The applicant’s voluntary commitments shall also apply:
 - The properties shall be developed exclusively as a residential duplex subdivision, and the units shall be sold as “fee simple” where the unit owner holds title to the structure and underlying lot.
 - A dog park and children’s play area shall be provided and installed before the last 25% of the lots are developed.

- The development will establish an HOA to oversee property maintenance and approvals.
- The development will be connected to the city's sanitary sewer system.
- Petitioner Remarks (Scott Wagner): Main reason for change was to ensure area for emergency vehicles have a turn around.
- Public comment: No public comments were provided/presented.
- Closed public hearing at 6:47pm; Reopened regular PC meeting.
- PC Recommendation: Christina Langsdorf made a motion to forward the rezoning of this additional piece of property to the City Council with a favorable recommendation with the same conditions that also applied to the original rezoning for this project. Second by Erin Jubril. Motion approved unanimously.

New Business – Public Meeting

- UDO Amendment – Residential Setbacks - PC to discuss a potential amendment to the UDO to allow the reduction of side yard setbacks to 5 feet in all residential districts to better accommodate residential development. Side yard setbacks are currently: R1 – 7 feet, R2 – 6 feet, R3 – 6 feet
 - Consensus was to move forward with UDO amendment process.
- Amend PC Rules and Procedures
 - Article 2, Section 7 – update the section regarding removal of PC Members in accordance with HEA 1161
 - Article 10, Section 1.b.i – consider reducing the public notice radius from 2 parcels deep or 660 feet (whichever is less) to simply 300 feet.
 - Motion to approve the amendments of the PC rules and procedures by Jacob Grist, second by Brian Garrison. Motion passed unanimously.
- PC26-005-TA Jamestown UDO Audit and Amendments per HEA 1001. This year's House Enrolled Act 1001 requires an Audit of the UDO to see how specific points are currently addressed and where changes can be made to achieve them. The Planner discussed HEA 1001 and the points to address in the Audit as well as other required amendments.
 - The PC will set a future date for holding the public hearing and preparing the associated Audit Report and amendments.
- Items discussed for awareness
 - Annual Housing Progress Report for the city to compare past/current costs, sale prices, rent and income levels. IHCD is working to provide a template to gather this information.
 - Planning and permit fees may only be increased every 5 years and must be placed in a non-reverting fund. Fees are to be used exclusively for the administering of planning and permit services.

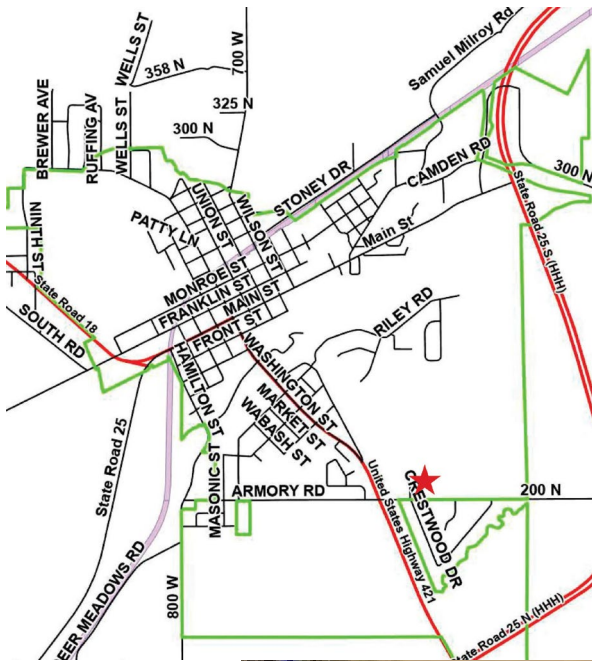
- Plan Commission provided consensus to move forward with mandated items from the state.

There being no other business, Jacob Grist moved to adjourn with a second by Erin Jubril and the motion carried. The meeting was adjourned at 7:29p.m.

Christina Langsdorf, Secretary

BZA Staff Report BZA26-01-DV

City of Delphi Board of Zoning Appeals



Petition Request

The petitioner is requesting approval of multiple variances support to support the Oracles Acres residential development. The property contains a total of 12.11 acres and is located at approximately 7113 W 200 N. The petitioner is Ripam Singh and the property owner is MGH Delphi Holdings, LLC. The variances requested include:

- Reduce the side yard setback from 6 feet to 5 feet.
- Reduce the rear yard setback from 15 feet to 5 feet
- Reduce the minimum lot width from 60 feet to 39 feet
- Reduce the minimum lot size from 3,500 square feet per unit to 2,925 square feet per unit
- Increase the maximum impervious lot coverage from 35% to 70%.



Property History

- February 2026 – The property was rezoned from R1 to R2 to accommodate a duplex residential community.
- August 2026 – Additional property was added to the development and has requested rezoning from R1 to R2 to expand the proposed development.

Proposed Development

Per the developer, the proposed duplex development would be aimed at first-time home buyers, young families, and seniors and would provide low-maintenance living without the burden of yard maintenance. The neighborhood would be managed by a Homeowners Association. The current proposed overall development layout is shown below:



Variance Request

To accommodate the proposed development, the application is requesting the following variances:

- Reduce the side yard setback from 6 feet to 5 feet.
- Reduce the rear yard setback from 15 feet to 5 feet
- Reduce the minimum lot width from 60 feet to 39 feet
- Reduce the minimum lot size from 3,500 square feet per unit to 2,925 square feet per unit
- Increase the maximum impervious lot coverage from 35% to 70%.

A sample site plan showing a duplex layout and the lot configuration is shown below:



Standards for Evaluating a Dimensional Variance

Per the State Statute and the Unified Development Ordinance (UDO), all three of the following criteria must be met before the BZA can grant a Variance request from the development standards of the ordinance. The criteria and the applicant's responses are as follows:

The approval will not be injurious to the public health, safety, morals, and general welfare of the community because...

- Applicant Response: The requested variances would not be injurious to the public health or safety. All structures will be built with fire-rated common walls that meet all current building and safety codes. Setback reductions are planned so that there will not be obstructions to driver visibility or emergency vehicle access, ensuring a safe environment for residents. Furthermore, while individual lot impervious surface limit is being reduced, the subdivision's overall stormwater management will be handled comprehensively across the neighborhood.
- Staff Response: All of the requested setbacks have a direct effect on the drainage plan for the development. As long as the drainage plan still accommodates run-off and release rates that meet the city standards, the approval of the various will not have a negative impact on the community as a whole.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because...

- Applicant Response: The development is committed to protecting and enhancing the property values of neighboring areas. The neighborhood will feature a mandatory Homeowners Association that will manage all property upkeep, including mowing and snow removal, which ensures long-term aesthetic quality and protects the neighborhood's charm. By modifying the setbacks to maximize available land, the development can also offer high-quality community amenities, such as a private dog park which will increase the desirability and value of the immediate area.
- Staff Response: Again, all of the requested setbacks have a direct effect on the drainage plan for the development. As long as the drainage plan still accommodates run-off and release rates that meet the city standards, the approval of the various will not have a negative impact on the community as a whole. The developer's property maintenance plan and provisions for extra community spaces will support the reduction in the individual yard sizes to support the development.

The strict application of the terms of the ordinance will result in practical difficulties in the use of the property because...

- Applicant Response: Strictly following the R2 development standards would prevent the construction of this particular "missing middle" housing product. Reducing setbacks would allow additional common areas for the community. Reducing lot size and width would minimize excess private land that is a barrier to homeownership. Reducing impervious surface requirements would create attainable, fee-simple parcels that are essential to make this product viable.
- Staff Response: The UDO does not have provisions for this type of two-family subdivision development. Minimizing setbacks and lot sizes to support additional community open space and minimizing individual lot costs would contribute to making this type of housing product more affordable to first-time homeowners on this site.

Staff Recommendation

Staff recommends that the BZA approve the requested Variances with the following condition:

1. Perimeter fences (privacy or otherwise) should not be allowed on the individual lots because of the necessary drainage easements that will be required as well as space needed for property maintenance by the developer.

BZA Application

This application is being submitted for (check all that apply):

- ☐ Special Exception ☐ Variance
☒ Variance of Use ☐ Use Classification
☐ Appeal ☐ Modification of Commitments

Applicant Info

Name <u>Ripam Singh</u>	
Street Address <u>13260 Broad St</u>	
City, State, Zip <u>Carmel IN 46032</u>	
Primary Contact Person regarding this petition <u>Ripam Singh</u>	
Phone <u>765-894-2244</u>	E-Mail <u>rdsingh5@gmail.com</u>
Other Contact Name	E-Mail

Property Owner

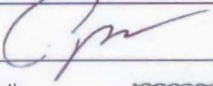
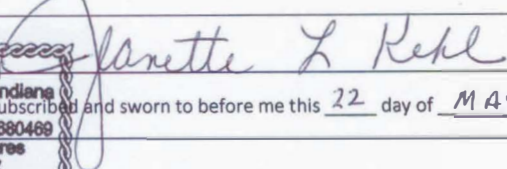
Name <u>MGH Delphi Holdings, LLC</u>	
Street Address <u>300 Centerville Rd, Ste 204 W</u>	
City, State, Zip <u>Warwick, RI 02886</u>	
Phone <u>765-437-9468</u>	E-Mail <u>nealherr1@gmail.com</u>
Applicant is (circle one): ☐ Sole owner ☐ Joint Owner ☐ Tenant ☐ Agent ☐ Other (specify)	

Premises Affected

Parcel ID or Alternate ID Number <u>08-06-29-037-001.000-007</u>		Acreage <u>13.358</u>	
Actual/approximate address <u>Approx 7195 W 200 N, Dephi IN 46923</u>			
Subdivision Name <u>Oracle Acres (proposed name)</u>		Lot Number(s)	
Zoning of Subject Property <u>R2</u>	Use of Subject Property <u>Agriculture</u>		
Proposed Zoning	Use of Subject Property <u>Duplex Subdivision</u>	Flood Zone on Site?	<u>None</u>
Zoning of Adjacent Properties	North: <u>R1</u>	South: <u>R1</u>	East: <u>R1</u> West: <u>R1</u>
Land Use of Adjacent Properties	North: <u>Agriculture</u>	South: <u>Agriculture</u>	East: <u>Agriculture</u> West: <u>Agriculture</u>

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant 	
Notary Public's Name (printed) <u>Jeanette L Kehl</u>	
My Commission Expires State County <u>Indiana</u>	
Signature of Notary 	
Notary Public, State of Indiana Marion County Commission Number <u>NP0680489</u> My Commission Expires <u>February 22, 2032</u>	
Subscribed and sworn to before me this <u>22</u> day of <u>MAY</u> , 20 <u>26</u> .	

NARRATIVE: PROPOSED RESIDENTIAL DUPLEX SUBDIVISION (ORACLE ACRES)

1. Nature of the Application

This application requests developmental standard variances to construct "Oracle Acres," a high-quality residential duplex subdivision on property recently rezoned to R-2. The project utilizes a "fee-simple" ownership model, where residents hold true title to both their specific dwelling and the underlying land, rather than a condominium interest. To facilitate this ownership structure and maximize community green space, we are requesting specific modifications to the front, rear, and side yard setbacks, as well as adjustments to the minimum lot width and size requirements and change maximum impervious surface area.

2. Alignment with Delphi's Comprehensive Plan and Community Needs

With the residential zoning now established, these variances are the necessary next step to implement the core housing goals of the City of Delphi:

Addressing the "Missing Middle" & First-Time Buyers: By allowing the property line to sit directly on the shared wall, we can offer fee-simple duplexes. This provides an attainable "equity step" for young professionals and growing families to stop renting and plant roots in Delphi.

Supporting "Aging in Place": Delphi has a significant senior population. Our proposed model includes a mandatory Homeowners Association (HOA) that will handle all mowing and snow removal. This low-maintenance lifestyle allows seniors to "age in place" comfortably, freeing up larger single-family homes in the city for new families.

Active Lifestyle Amenities: To further serve our target demographic, the subdivision will feature dedicated communal spaces, including a private dog park. Reducing the setbacks and lot dimensions is required to maximize the available land for these amenities, fostering a safe, walkable, and highly desirable community.

3. Justification for Variances

Strictly following the standard R-2 setbacks and lot dimensions creates a practical hurdle that would prevent us from building the affordable, community-focused neighborhood we've envisioned. To offer true "missing middle" housing, we must keep purchase prices within reach for our local workforce and retirees. We achieve this by maximizing the utilization of our land so no buildable space is wasted:

Side Setback (Reduce from 6 ft to 5 ft): Will sell each side of the duplex individually to establish that shared property line. Beyond the legal necessity for a shared wall, this eliminates unused side-yard space, allowing us to achieve the gentle density required to keep the land cost per home as low as possible.

Rear Setback (Reduce from 15 ft to 5 ft): A condensed rear footprint allows us to efficiently

site the homes while preserving the maximum amount of leftover land for our shared community amenities, ensuring the overall project remains economically viable and affordable.

Minimum Lot Width (Reduce from 60 ft to 39 ft) & Minimum Lot Size (Reduce from 3,500 sq ft/unit to 2,925 sq ft/unit): Right-sizing the individual parcels to the specific footprint of the duplex unit and its immediate yard enables the fee-simple ownership model. By minimizing excess private land, we lower the barrier to entry for homeownership and consolidate the remaining acreage into meaningful, shared community green spaces managed by the HOA.

Prioritizing Safety & Property Values These variances will never come at the expense of public health or safety. All of our structures will be built with fire-rated common walls that meet all current building and safety codes. Furthermore, the reduced 5 ft rear setbacks are planned so they will not obstruct driver visibility or emergency vehicle access, ensuring a safe environment for both seniors and new families. The combination of HOA-managed property maintenance and high-quality community amenities ensures this development will be a beautiful addition that increases the desirability of the immediate area.

4. Proposed Development Details

Ownership Model: Fee-simple duplexes with zero lot lines, allowing residents to own both their land and structure.

HOA Standards: A mandatory Association will manage property upkeep, ensuring long-term aesthetic quality and protecting the neighborhood's charm.

Requested Design Standards: To facilitate separate unit ownership and allow room for our community amenities, we are requesting the following variances:

Side Yard Setback: Reduce from 6 ft to 5 ft.

Rear Yard Setback: Reduce from 15 ft to 5 ft.

Minimum Lot Width: Reduce from 60 ft to 39 ft for each unit.

Minimum Lot Size: Reduce from 3,500 sq ft/unit to 2,925 sq ft/unit.

Maximum Impervious Surface Coverage: Increase from 35% will be 70%

5. Conclusion

These variance requests are a proactive and necessary measure to bring the approved vision for Oracle Acres to life. By partnering with us on these modifications, the BZA will enable a vibrant, owner-occupied neighborhood that provides the exact type of senior-friendly, low-maintenance, and attainable housing that our community needs—from retiring seniors to the new families, nurses, and firefighters who are just starting out.

Attachment B: Standards for Evaluating a Variance

Use the following form or attach a separate sheet(s) to explain the Variance request. Use a new sheet for each variance requested. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community. *(Explain in detail how allowing you to vary from the standards of the ordinance will not affect the city and residents in general. What are you specifically doing to minimize potential impacts?)*

The requested variances to reduce setbacks (5 ft rear, 5 ft non-shared side), reduce lot dimensions (39 ft minimum width, 2,925 sq ft minimum size), and remove the maximum impervious surface coverage requirement will not be injurious to public health or safety. All structures will be built with fire-rated common walls that meet all current building and safety codes. The reduced 5 ft rear setbacks are intentionally planned so they will not obstruct driver visibility or emergency vehicle access, ensuring a safe environment for residents. Furthermore, while the individual lot impervious surface limit is being removed, the subdivision's overall stormwater management will be handled comprehensively across the entire neighborhood.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. *(Explain in detail how the variance you are requesting will not have a negative impact on your neighbors' property(s) and how they can use it. What are you specifically doing to minimize potential impacts?)*

The development is committed to protecting and enhancing the property values of neighboring areas. The neighborhood will feature a mandatory Homeowners Association (HOA) that will manage all property upkeep, including mowing and snow removal, which ensures long-term aesthetic quality and protects the neighborhood's charm. By modifying the setbacks to maximize available land, the development can also offer high-quality community amenities, such as a private dog park, which will increase the desirability and value of the immediate area.

3. The strict application of the terms of the ordinance will result in practical difficulties in the use of the property. *(Explain in detail how there is no other way for you to use your property or configure your proposed development without obtaining the variance.)*

Strictly following the standard R-2 setbacks and lot requirements creates a practical hurdle that would prevent the construction of affordable, "missing middle" housing. The practical difficulties for each variance request include:

- 5 ft Side Yard Setback: It is physically impossible to sell each side of the duplex individually and establish a share property line without a 0 lot line on one side. The other side we request the side yard set back be reduced from 6ft to 5ft.
- Reduced Lot Size & Width: Reducing the minimum lot size to 2,925 sq ft and width to 39 ft is required to right-size the individual parcels to the specific duplex footprint, minimizing excess private land to lower the barrier to homeownership.
- Reduced Rear Setbacks: A 5 ft rear footprint preserves maximum land for shared community amenities, ensuring the project remains economically viable.
- Removal of Impervious Surface Limits: Because the individual lot sizes are being intentionally reduced to create attainable, fee-simple parcels, the home's footprint and driveway will naturally consume a higher percentage of the lot, making the removal of this requirement essential for the model to work.

DELPHI BOARD of ZONING APPEALS (BZA)

August 17, 2026 – 6 PM

Second Floor, City Building, 201 S. Union Street

Mayor Yates opened the meeting at 6pm

Attendance:

BZA Member	Present	Absent
Brandon Short (P)	X	
Gloria Mills	X	
Christina Langsdorf (S)	X	
Jacob Grist (VP)	X	
Greg Norman	X	

The February 18, 2025 meeting minutes were reviewed. No additions or corrections were made. Greg Norman made a motion to approve the Feb. 18, 2025, minutes. Second by Brandon Short. Motion carried unanimously.

Election of Officers:

- Brandon Short was nominated for President by Jacob Grist, second by Greg Norman. Motion passed unanimously.
- Jacob Grist was nominated for President by Greg Norman, second by Brandon Short. Motion passed unanimously.
- Christina Langsdorf was nominated for Secretary by Greg Norman, second by Jacob Grist. Motion passed unanimously.

The agenda was considered, and no changes were made.

Old Business (none)

New Business – Public Hearing

- **Docket BZA26-001-DV**
 - Oracle Acres variances – BZA to consider multiple dimensional variances for the Oracle Acres residential development. The property contains 13.35 acres and is located at approximately 7113 W 200 N. The petitioner is Ripam Singh and the property owner is MGH Delphi Holdings, LLC. The variances requested include:
 - Reduce side yard setback from 6 feet to 5 feet.
 - Reduce rear yard setback from 15 feet to 5 feet
 - Reduce minimum lot width from 60 feet to 39 feet
 - Reduce minimum lot size from 3,500 sq feet per unit to 2,925 sq feet per unit
 - Increase the maximum impervious lot coverage from 35% to 70%.

- Staff Report/Recommendation:
 - Staff notes that requested setbacks have a direct effect on the drainage plan for the development. As long as the drainage plan still accommodates run-off and release rates that meet the city standards, the approval will not have a negative impact on the community as a whole.
 - Staff recommend that the BZA approve the requested Variances with the following conditions:
 - Perimeter fences (privacy or otherwise) should not be allowed on the individual lots because of the necessary drainage easements that will be required as well as space needed for property maintenance by the developer.
- Petitioner Remarks:
 - Scott Wagner with Alan White Agency: Focus of development is on first time homeowners and “sunset” homeowners. Expect sales price will be in low \$200,000s.
- Public Hearing opened at 6:15pm by Mayor Yates
- Public Comment: No public remarks were made/presented.
- Public hearing was adjourned at 6:16pm and regular meeting resumed.
- **Motion/Vote:** Motion to approve the variances, with the condition related to perimeter fences, by Christina Langsdorf with a second by Greg Norman. Motion was approved unanimously.

New Business – Public Meeting

Amend BZA Rules and Procedures

- Article 2, Section 7 – update the section regarding removal of PC Members in accordance with HEA 1161
- Article 9, Section 1.b.i – consider reducing the public notice radius from 2 parcels deep or 660 feet (whichever is less) to simply 300 feet.

Motion to approve the amendments to the BZA rules and procedures made by Christina Langsdorf, second by Jacob Grist. Motion passed unanimously.

There was no business from the floor.

Motion to adjourn the BZA meeting was made by Greg Norman with a second by Jacob Grist. The meeting adjourned at 6:28 pm.

Christina Langsdorf, Secretary

Certification of Recommendation

Delphi Plan Commission

DATE: August 31, 2026

RE: AMENDMENT TO THE ZONING MAP PC26-004-ZA

In accordance with IC 36-7-4-608, the Delphi Plan Commission hereby certifies their recommendation to the Delphi City Council as described below.

At their public hearing on August 17, 2026, and per IC 36-7-4-608, the Delphi Plan Commission gave a favorable recommendation to change the zone map for property at approximately 7113 W 200 N from Low-density Residential (R1) to Medium-density (R2). A map and the proposed district changes are contained in the attached draft ordinance. The following two conditions were made a part of this recommendation:

1. Land Uses: A manufactured home park should not be allowed as a special exception land use on this site because it would not be in context with the existing surrounding land uses.
2. Concept Plan: The development shall significantly resemble the proposed layout and description provided with the application.

If you have any questions, please contact me at your earliest convenience.

Respectfully,



Deborah Luzier, AICP
Code Crafters
Contract Zoning Administrator



ORDINANCE NO. 2026- 13

AN ORDINANCE AMENDING ZONING MAPS FOR THE CITY OF DELPHI, INDIANA

Zoning Map Amendments

PC File: PC26-004-ZA

WHEREAS, the Petitioner, Ripam Singh, filed its Zoning Amendment Application before the City of Delphi Plan Commission seeking to rezone just under 2 acres, in the City of Delphi, Indiana, from Low-density Residential (R1) to Medium-density Residential (R2); and

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the City of Delphi Plan Commission conducted the required public hearing and determined its favorable recommendation with the conditions identified below, by a 6 to 0 vote (1 membership position vacant) on August 17, 2026; and

1. Land Uses: A manufactured home park should not be allowed as a special exception land use on this site because it would not be in context with the existing surrounding land uses.
2. Concept Plan: The development shall significantly resemble the proposed layout and description provided with the application.

WHEREAS, the City of Delphi Plan Commission certified its recommendation with the following conditions to the Delphi City Council on August 17, 2026;

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the Delphi City Council, having considered the application and the recommendation of the Plan Commission, now adopts the proposal and approves the requested rezoning with the stated commitments, all as hereinafter set out.

IT IS THEREFORE CONSIDERED, ORDAINED, AND ADOPTED as follows:

Section 1. That the Applicant is Ripam Singh.

Section 2. That the Applicant seeks to have the property described in the attached legal description, which is currently located in the R1 district rezoned to the R2 district:

Section 3. That the Delphi City Council has paid reasonable regard to the Comprehensive Plan; current conditions and the character of current structures

and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.

Section 4. This Ordinance shall be in full force and effect from and after its passage and upon presentation of proof by Petitioner to the City of Delphi that this Ordinance and the Commitments have been recorded.

Passed and adopted by the majority of the Common Council of the City of Delphi, Indiana, this ____ day of _____, 2026.

Kamron Yates, Presiding Officer

Attest: Julie Price, Clerk-Treasurer

Approved / Vetoed by me, the Mayor, this ____ day of _____, 2026.

Kamron Yates, Mayor

Attest: Julie Price, Clerk-Treasurer

Prepared by: Deborah Luzier, AICP

Legal Description

Parcel Number: Part of 08-06-29-037-001.000-007 Legal Description and Survey Drawing:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 2 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN CARROLL COUNTY, INDIANA, PARTS OF WHICH ARE SHOWN ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY SCHNEIDER GEOMATICS ON SEPTEMBER 29, 2022, AS PROJECT NUMBER 14574, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BOAT SPIKE MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH $89^{\circ} 57'07''$ WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 875.54 FEET; THENCE NORTH $00^{\circ} 02'53''$ WEST 224.90 FEET; THENCE NORTH $89^{\circ} 57'07''$ EAST 168.50 FEET; THENCE NORTH $00^{\circ} 02'53''$ WEST 748.46 FEET; THENCE NORTH $89^{\circ} 57'07''$ EAST 312.52 FEET; THENCE SOUTH $00^{\circ} 02'53''$ EAST 95.54 FEET; THENCE SOUTH $34^{\circ} 21'33''$ WEST 95.02 FEET; THENCE SOUTH $00^{\circ} 17'19''$ WEST 156.80 FEET; THENCE NORTH $89^{\circ} 57'07''$ EAST 439.36 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH $00^{\circ} 55'10''$ EAST ALONG SAID EAST LINE 642.69 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 13.358 ACRES, MORE OR LESS.

