



Metropolitan Development Commission Hearing Examiner (September 24, 2026) Meeting Agenda

Meeting Details

Notice is hereby given that the Hearing Examiner of the Metropolitan Development Commission will hold public hearings on:

Date: Thursday, September 24, 2026 **Time:** 1:00 PM

Location: Public Assembly Room, 2nd Floor, City-County Building, 200 E. Washington Street, Indianapolis, IN

Business:

Special Requests

PETITIONS REQUESTING TO BE CONTINUED:

1. 2026-ZON-039 | 6501 Mann Road

Decatur Township, Council District #21
Kittle Property Group, by Joseph D. Calderon

Rezoning of 26.83 acres from the SU-1 (FF) (FW) and D-A (FF) (FW) district to the D-7 (FF) (FW) district to provide for a multi-family residential development.

****Petitioner request for continuance for cause to October 29, 2026, with Notice**

2. 2026-ZON-065 | 4402 Madison Avenue

Perry Township, Council District #23
2 Jets LLC, by Samuel Salazar

Rezoning of 2.13 acres from the D-3 district to the C-5 district to provide for commercial contractor uses.

****Petitioner request for continuance for cause to October 29, 2026**

3. 2026-CZN-836 / 2026-CVR-836 | 2326 East 44th Street

Washington Township, Council District #8
Celtic Realty, LLC, by Justin Kingen

Rezoning of 0.38-acre from the I-2 (W-1) district to the C-4 (W-1) district to provide for commercial uses including automotive service and repair.

Variance of Use and Development Standards to provide for automotive service and repair, with outdoor storage of vehicles awaiting repair (not permitted), reduced parking (minimum 31 spaces required), and to legally establish a roof sign (not permitted).

****Petitioner request for continuance for cause to November 12, 2026**

4. 2026-CZN-844 / 2026-CVR-844 | 6620 Northview Way

Washington Township, Council District #3
K&J Acquisitions, LLC, by Joseph D. Calderon

Rezoning of 1.74 acre from the SU-1 district to the C-3 district to provide for commercial retail uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a

drive-through stacking space aisle within the front yard along Binford Boulevard (not permitted); reduced transparency between three and eight feet above grade and within 50 feet of a public entrance (40% transparency required); and lack of screening of the trash enclosure next to the building without using the same materials as the buildings (trash enclosures adjacent to a primary structure shall be screened on two sides with a wall that is constructed of the same principal materials and colors as the primary structure).

****Petitioner and Staff request for continuance for cause to October 15, 2026**

5. 2026-CAP-848 / 2026-CVR-848 | 7705 Michigan Road

Pike Township, Council District #1

C-S

Step Will, LLP, by Jack Whitsitt

Modification of Commitments related to 98-Z-175 to modify commitment #1, to provide for development subject to the site plan with this petition for a proposed addition to an existing building (commitment #1 required that development be in accordance with the site plan, file-dated July 7, 1998).

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building addition with a zero-foot north side transitional yard setback (minimum 10-foot side transitional yard required).

****Automatic continuance to October 29, 2026, filed by Registered Neighborhood Organization**

6. 2026-CZN-849 / 2026-CPL-849 | 3808 North Kitley Avenue

Lawrence Township, Council District #9

D-3 (TOD)

GIT Enterprises, LLC, by Justin Kingen

Rezoning of 0.69-acre from the D-3 (TOD) district to the D-5 (TOD) to provide for residential development, consisting of two detached single-family dwellings.

Approval of a Subdivision Plat to be known as Replat of Lot 282 in Vernon Acres, Section 6, dividing 0.69-acre into two lots.

****Petitioner request for continuance for cause to November 12, 2026**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

7. 2026-APP-017 | 2345 West 86th Street

Washington Township, Council District #13

HD-2

Little Sisters of the Poor of Indianapolis, Inc., by Chad Mayes

Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished.

8. 2026-APP-018 | 2063 Ruckle Street

Center Township, Council District #13

PK-2

Ralph and Donna Wagle, by David Gilman

Park District Two approval to provide for the construction of a two-family dwelling and a detached garage.

9. 2026-ZON-072 | 7644 Big Bend Boulevard

Center Township, Council District #19

City of Indianapolis Department of Parks and Recreation, by Daniel Krzywicki

Rezoning of 27.28 acres from the D-P district to the PK-1 district to allow for use as a community park.

10. 2026-ZON-078 | 1131 Pleasant Street

Center Township, Council District #18
Loree Hildebrand Living Trust, by Stephanie Truchan

Rezoning of 0.17-acre from the D-5 (TOD) district to the D-8 (TOD) district to provide for residential development.

11. 2026-CZN-846 / 2026-CPL-846 | 5611 Michigan Road

Washington Township, Council District #2
National Veterinary Associates, by Russell Brown

Rezoning of 3.04 acres from the C-S district to the C-S district to provide for veterinarian office.

Approval of a Subdivision Plat to be known as DRG Michigan Road, dividing 3.04 acres into two lots.

12. 2026-CAP-852 / 2026-CVR-852 | 524 East 16th Street

Center Township, Council District #13
PK-2
Kroger Limited Partnership I, by Alex Barnett

Park District Two Approval to provide for one freestanding sign and one building sign on existing building.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 188.4-square-foot building sign (maximum 74-square-foot building sign or 3% of building façade permitted).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

PETITIONS FOR PUBLIC HEARING (New Petitions):

13. 2026-ZON-079 | 6650 South Meridian Street

Perry Township, Council District #22
Immanuel Mizo Methodist Church, by Andi Metzel

Rezoning of 8.68 acres from the D-A district to the SU-1 district to provide for religious uses.

14. 2026-CZN-851 / 2026-CVR-851 | 2202 North Sherman Drive and 3724 East 22nd Street

Center Township, Council District #8
UQ-1
Rock Impact, LLC, by Howard Stevenson

Rezoning of 0.24-acre from the UQ-1 district to the D-5 district to provide for residential uses.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to provide for proposed detached single-family dwellings at 3724 East 22nd Street and 2202 N. Sherman, with porches and porch fencing to encroach into the clear sight triangles.

Additional Business:

****The addresses of the proposals listed above are approximate and should be confirmed with the Division of Planning. Copies of the proposals are available for examination prior to the hearing by emailing planneroncall@indy.gov. Written objections to a proposal are encouraged to be filed via email at planneroncall@indy.gov before the hearing and such objections will be considered. At the hearing, all interested persons will be given an opportunity to be heard in reference to the matters contained in said proposals. The hearing may be continued from time to time as may be found necessary. For accommodations needed by persons with disabilities planning to attend this public hearing, please call the Office of Disability Affairs at (317) 327-7093, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.**

Any decision of the Hearing Examiner may be **appealed** to the Metropolitan Development Commission (MDC), subject to deadlines prescribed by the MDC Rules of Procedure. Please contact the Current Planning staff, **317-327-5155**, or

planneroncall@indy.gov, within one to two days after the hearing, to determine the appropriate appeal process. Please see this link for the Appeal form: [REQUEST FOR APPEAL](#)

HEARING EXAMINER

for

METROPOLITAN DEVELOPMENT COMMISSION (MDC)

Contractual Zoning Professional	Approving Authority	Term
Judy Weerts Hall	MDC	01/01/2026 - 12/31/2026
Vacant		

This meeting can be viewed live at [indy.gov: Channel 16 Live Web Stream](#). The recording of this meeting will also be archived (along with recordings of other City/County entities) at [indy.gov: Watch Previously Recorded Programs](#).