Metropolitan Development Commission
Hearing Examiner (November 12, 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, November 12, 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-MOD-006 | 12148 Bay Ridge Court**
   Lawrence Township, Council District #4
   DP
   Nicole and Zachary Tomlinson

   Modification of the Development Statement related to 85-Z-3 to allow a 6-foot side yard setback (8-foot minimum required) for a 15-foot aggregate side yard setback (22-foot aggregate minimum required) for the construction of a proposed accessory structure. The development statement requires residential setbacks to be set by the Plat Restrictions as noted on the recorded plat, recorded as Instrument No. 87-0019406.

   ****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

2. **2026-ZON-067 | 1231 West Troy Avenue**
   Perry Township, Council District #22
   Jaak Properties, LLC, by David Gilman

   Rezoning of 1.125 acres from the D-4 (FF) and C-5 (FF) districts to the I-2 (FF) district to provide for light industrial uses, including an automobile and vehicle storage and auction business.

   ****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

3. **2026-ZON-096 | 2029 & 2031 Columbia Avenue**
   Center Township, Council District #13
   Keyon Johnson, by Kierra Duncan

   Rezoning of two lots, 0.175-acres, from the I-3 district to the D-8 district to provide for residential uses in TOD.

   ****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

4. **2026-ZON-097 | 7940 US 31**
   Perry Township, Council District #23
   7940 Retail LLC, by Joe Calderon

   Rezoning of 1.4 acres from the C-3 district to the C-4 district for a gasoline station and convenience store.

****Petitioner request for continuance to December 10, 2026, for addition of companion variances, with Notice.**

5. **2026-ZON-100 | 3101 Wildwood Farms Boulevard**
Franklin Township, Council District #20
Indianapolis Parks Foundation, by Daniel Krzywicki

Rezoning of 28.27-acres from D-P to PK-1 to provide for park improvements.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

6. **2026-ZON-101 | 971 Udell Street**
Center Township, Council District #12
Jeffery Tompkins

Rezoning of 0.2-acre from the D-5 to the MU-2 district to provide for mixed-use development.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

7. **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).

****Staff request for continuance for cause to December 17, 2026**

8. **2026-CZN-843 / 2026-CVR-843 | 6320 Mendenhall Road**
Decatur Township, Council District #21
Westgate Commons Indianapolis, LP, by Misha Rabinowitch

Rezoning of 22.75 acres from D-A (FF) to D-8 (FF) to provide for multi-family dwellings.

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment residential building type (not permitted).

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

9. **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).

****Staff and Petitioner request for continuance for cause to December 17, 2026, with Notice as needed**

10. **2026-CZN-854 / 2026-CVR-854 | 918 East 66th Street**
Washington Township, Council District #7
Monon Investments, by Misha Rabinowitch

Rezoning of 0.58-acre from the D-4 (FF) (TOD) to the MU-2 (FF) (TOD) to legally establish the existing office use and surface parking lot.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a five-foot west side transitional yard setback (minimum of 15-foot side transitional yard setback required), and a 10-foot front yard setback (minimum 15-foot front yard setback required) for a proposed surface parking lot expansion.

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers.**

11. 2026-CZN-855 / 2026-CVR-855 | 2206 and 2242 East Werges Avenue
Perry Township, Council District #19
International Union of Elevator Constructors, Local Union #34, by Farrah Goodall

Rezoning of 1.66 acres from the D-5 and SU-7 districts to the SU-7 district to provide for continued not-for-profit uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an existing 6-foot-tall chain link fence within the front yards along St. Paul Street and Harlan Street (maximum 3.5-foot-tall fence permitted in front yards and chain link permitted in front yards only with dark vinyl coating).

****Staff request for continuance to November 19, 2026 to allow time for adequate notice period in newspapers. Petitioner request for further continuance for cause to December 10, 2026.**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

12. 2026-ZON-039 (Amended) | 6501 Mann Road
Decatur Township, Council District #21
Kittle Property Group, by Joseph D. Calderon

Rezoning of 28.506 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.

13. 2026-ZON-061 | 5330 West Morris Street
Center Township, Council District #17
Jorge Gonzales

Rezoning of 0.33-acre from the C-3 (TOD) district to the C-5 (TOD) district to provide for automotive uses, including repair.

14. 2026-ZON-070 | 6650 South Meridian Street
Perry Township, Council District #22
Faith Assembly of God Indianapolis, Inc., by Joseph D. Calderon

Rezoning of 5.0 acres from the D-A district to the SU-1 district to provide for religious uses.

15. 2026-ZON-075 | 5820 South Emerson Avenue
Perry Township, Council District #24
RCP Development, LLC, by Joseph D. Calderon

Rezoning of 2.15 acres from the C-3 district to the C-4 district to provide for commercial uses.

16. 2026-ZON-077 | 2004 East 86th Street
Washington Township, Council District #2
Justin Kingen

Rezoning of 3.02 acres from the D-A (FF) (FW) district to the C-1 (FF) (FW) district to provide commercial office uses.

17. **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.

18. **2026-ZON-081 | 2307 Lafayette Road**
Wayne Township, Council District #12
Adrian Carpio Torres

Rezoning of 1.25 acres from the C-4 to the C-5 district to provide for a used car sales business.

19. **2026-ZON-092 | 6440 North College Avenue**
Washington Township, Council District #2
BR Rentals LLC (Beth Johson), by Dinsmore & Shohl LLP (Misha Rabinowitch)

Rezoning of 0.18-acre from D-4 (TOD) to C-3 (TOD) to allow for commercial development.

20. **2026-ZON-093 | 262 West Ray Street**
Center Township, Council District #18
Crossroads Ventures LLC, by Paul J. Lambie

Rezoning of 0.11-acre from the I-3 (RC) and PK-1 (RC) districts to the D-8 (RC) district to legally establish a residential dwelling.

21. **2026-CZN-849 / 2026-CPL-849 | 3808 North Kitley Avenue**
Lawrence Township, Council District #9
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.

22. **2026-CZN-853 / 2026-CVR-853 (Amended) | 743 South State Avenue**
Center Township, Council District #18
Jason Blankenship, by Mark and Kim Crouch

Rezoning of 0.09-acre from the C-3 district to the D-8 district to provide for residential uses.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a detached single-family dwelling within the clear-sight triangle of the State Avenue and Lexington Avenue intersection (not permitted).

PETITIONS FOR PUBLIC HEARING (New Petitions):

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.