



Metropolitan Development Commission Hearing Examiner (August 27, 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, August 27, 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-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.

****Automatic Continuance to September 24, 2026, filed by Registered Neighborhood Organization**

2. 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 September 24, 2026**

3. 2026-CZN-838 / 2026-CVR-838 | 6915 East Washington Street

Warren Township, Council District #20

New Creations Restoration Church, Inc., by Justin Kingen

Rezoning of 12.35 acres from the D-2 (TOD), C-4 (TOD), and MU-1 (TOD) districts to the C-S (TOD) district to legally establish religious uses, four buildings with a total of 14 dwelling units, landscaping contractor and a commercial building contractor, and to provide for a food pantry and child-care services.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing building that exceeds the maximum front yard setback along Washington Street, to provide for a trash dumpster without screening on all sides, a trash dumpster within the front yard along Shadeland Avenue, and reduced parking (front yard setback required to be between zero and 26 feet from street right-of-way, trash dumpster shall be enclosed on all sides, trash dumpster not permitted within front yard and minimum parking standards are required).

****Staff request for continuance for cause to October 29, 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 acres 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).

****Automatic Continuance to September 24, 2026, filed by a City-County Councilor**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

5. 2026-APP-015 | 1807 Central Avenue

Center Township, Council District #13
PK-2
Moose Holdings LLC, by Paul Musielak

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

6. 2026-ZON-051 | 4150 North High School Road

Pike Township, Council District #5
Nica Auto & Fleet Repair, LLC, by David Dearing

Rezoning of 1.9 acres from the C-4 district to the C-7 district to provide for used car sales and heavy vehicle repair.

7. 2026-ZON-055 | 1624 East 46th Street

Washington Township, Council District #7
K & D Epic Holdings LLC, by David Gilman

Rezoning of 0.14-acre from the SU-1 district to the D-5 district to allow for residential uses.

8. 2026-ZON-059 | 337 East Morris Street

Center Township, Council District #18
Habitat for Humanity of Greater Indianapolis, Inc, by Chris Barnett

Rezoning of 0.093-acre from the SU-1 district to the D-8 district to provide for residential uses.

9. 2026-ZON-069 | 11150 Southeastern Avenue

Franklin Township, Council District #25
Anton and Jennifer Howard

Rezoning of 26.7 acres from the SU-1 district to the D-A district to provide for residential and agricultural uses.

10. 2026-ZON-073 | 2355 North College Avenue and 717 East 24th Street

Center Township, Council District #8
Jacob International Investment, by Andrew Wert

Rezoning of 0.16-acre from the C-1 district to the D-8 district to provide for detached single-family residential use.

11. 2026-CZN-827 / 2026-CPL-827 | 2015 Wagner Lane and 3669 Van Buren Street

Center Township, Council District #19
Habitat for Humanity for Greater Indianapolis, Inc., by Leslie Steinert

Rezoning of 2.27 acres from D-6II to D-5 for residential development.

Approval of a Subdivision Plat to be known as Wagner Lane Estates, Section 2, subdividing 2.27 acres into nine lots.

12. 2026-CZN-842 / 2026-CVR-842 | 3830 North Rural Street, 3801 North Temple Avenue, 3830 Meadows Drive, and 2806 and 2840 East 38th Street

Washington Township, Council District #8

Health and Hospital Corporation of Marion County, by Joseph D. Calderon

Rezoning of 9.33 acres from the D-5 (W-1) (TOD), D-P (W-1) (TOD), C-1 (W-1) (TOD), and C-4 (W-1) (TOD) districts to the SU-9 (W-1) (TOD) district to provide for offices for public health uses.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for multiple rows of surface parking in front of the building (maximum of one row of surface parking permitted in front of the building).

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

13. 2026-MOD-003 | 8600 Combs Road

Franklin Township, Council District #25

I-3

Punjab Property Inc., by Patrick Rooney

Modification of Commitments related to petition 2005-ZON-160 to include **Commitment Number 1**, to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only manufacture, assembly of repair of machinery and machinery components in the I-3-S district); **Commitment Number 2** to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only construction companies, contractors, and home remodeling companies in the I-2-S district); **Commitment Number 5** to provide for one building subject to the plans and elevations dated February 10, 2026, (required certain exterior materials on mini-warehouse buildings); **Commitment Number 6** to protect and preserve existing trees outside of the construction limits and install landscaping subject to the landscaping plan dated February 10, 2026, (commitment provided for landscaping and exterior building materials related to mini-warehouse development); **Commitment Number 11** to provide for parking/storage of trucks and trailers subject to the site plan dated February 10, 2026, (identified location of outdoor storage and eliminated outdoor storage of commercial vehicles, semi-truck and trailers); **Commitment Number 19** to provide for one building subject to the site plan dated February 10, 2026, (commitment limited building height to 35 feet and not to exceed total of 15,000 square feet); **Commitment Number 26** would provide for a perimeter fence and landscaping subject to the site plan dated February 10, 2026, (commitment identified location and materials of fencing); and **Commitment Number 17** would be terminated and deleted (commitment limited semi-truck traffic to an average of a total of not more than two trips to and from the site per week).

14. 2026-ZON-045 | 2003 North College Avenue

Center Township, Council District #13

Maigida Investment LLC, by David Gilman

Rezoning of 0.11-acre from the D-8 district to the MU-2 district to provide for a small mixed-use development.

PETITIONS FOR PUBLIC HEARING (New Petitions):

15. 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.

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](#).