



# Metropolitan Development Commission Hearing Examiner (August 28, 2025) 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 28, 2025

**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. 2025-APP-009 | 8140 Township Line Road**

Pike Township, Council District #1

HD-2

Retirement Living, Inc., By Mike Jones, PE

Hospital District-Two Approval to provide for expansion of an existing community center, construction of an assisted living structure, construction of five, three-story, condominium buildings, and new parking areas.

**\*\*Staff request for continuance for cause to September 11, 2025**

**2. 2025-ZON-054 | 126 and 130 Koehne Street**

Center Township, Council District #18

Westlane Pentecostal Assembly Church, Inc., by Justin Kingen and David Kingen

Rezoning of 0.18-acre from the D-8 (RC) (TOD) district to the SU-1 (RC) (TOD) district.

**\*\*Petitioner and Remonstrator request for continuance for cause to September 25, 2025**

**3. 2025-ZON-075 | 5416 North College Avenue**

Washington Township, Council District #7

Firkins, LLC, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-3 (TOD) and C-3 (TOD) districts to the MU-2 (TOD) district to provide for a mixed-use development.

**\*\*Petitioner request for continuance for cause to September 25, 2025, with Notice, as needed**

**4. 2025-ZON-077 | 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 September 25, 2025**

**5. 2025-ZON-082 | 1544 East 10th Street**

Center Township, Council District #13  
Douglas Koenig

Rezoning of 0.23-acre from the MU-1 district to the D-8 district to provide to legally establish a detached single-family dwelling.

**\*\*Staff request for continuance for cause to September 11, 2025, with Notice**

**6. 2025-ZON-085 | 1810 and 1814 Cornell Avenue**

Center Township, Council District #13  
Dunnhaven Homes, Inc., by Chris Dunn

Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for two detached single-family dwellings.

**\*\*Staff request for continuance for cause to September 11, 2025, with Notice**

**7. 2025-ZON-086 | 5255 Winthrop Avenue**

Washington Township, Council District #7  
Monon Property Management, LLC, by Joseph D. Calderon

Rezoning of 1.43 acres from the I-4 district to the C-S district to legally establish the existing structure, off-street parking area, existing uses, and to provide for commercial and industrial uses, such as, commercial and building contractor, business offices, including medical offices, artisan manufacturing, research and development, restaurants, and indoor recreation and entertainment.

**\*\*Staff request for continuance for cause to September 25, 2025, with Notice**

**8. 2025-ZON-088 | 1781 Sloan Avenue**

Center Township, Council District #19  
Victory College Prep. Inc., by Andrew Wert

Rezoning of 1.09 acres from the D-2 district to the SU-2 district to construct a 77-space parking lot for a school, located at 1780 Sloan Avenue.

**\*\*Petitioner has withdrawn the Petition**

## Petitions for Public Hearing

### PETITIONS TO BE EXPEDITED:

**9. 2025-APP-011 | 451 East Stop 11 Road**

Perry Township, Council District #23  
PK-1  
City of Indianapolis, Department of Parks, and Recreation, by Henry Woodburn

Park District One Approval to provide for playground equipment, sidewalk connections, re-stripped tennis and pickleball courts, and walking paths.

**10. 2025-MOD-014 | 25 Country Woods Drive**

Perry Township, Council District #22  
D-P  
KCP RE, LLC, by Ross McArthur

Modification of the Development Statement related to petition 83-Z-105 (83-DP-3) to modify the allowed signage to provide for a 23-square-foot building sign (#11 – Signs limits signage to one, six-square-foot freestanding sign for the purpose of advertising ‘for sale’, ‘for rent’, or for construction’ information).

**11. 2025-ZON-066 | 6470 West 10th Street**

Wayne Township, Council District #16  
Sangar Estate, LLC, by Russell L. Brown

Rezoning of 0.55-acre from the D-3 (W-5) district to the C-4 (W-5) district to provide for a community-regional commercial uses.

**12. 2025-ZON-080 (Amended) | 3350 North German Church Road**

Warren Township, Council District #15  
Hindu Temple of Central Indiana, Inc.

Rezoning of 28.49 acres from the D-A (FF), SU-1, and SU-38 districts to the SU-1 (FF) district to provide for religious uses.

**13. 2025-ZON-083 | 441 South Rural Street**

Center Township, Council District #18  
BECA and Associates, LLC, by Josh Smith

Rezoning of 0.108-acre from the C-4 district to the D-5 district to provide for a remodel and addition to an existing detached single-family dwelling.

**14. 2025-ZON-087 | 200 North Rural Street**

Center Township, Council District # 13  
Englewood Community Development Corporation, by Joseph D. Calderon

Rezoning of 0.22-acre from the D-5 (TOD) district to the D-9 (TOD) district to provide for a medium apartment development.

**15. 2025-CVR-835 / 2025-CPL-835 | 622 South Keystone Avenue**

Center Township, Council District #18  
D-5  
Shelly Mills, by David Gilman

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing detached single-family dwelling and accessory structure (to be demolished), with a two-foot north side yard setback, and to provide for parking areas for three, multi-unit homes, with zero-foot side yard setbacks (minimum three-foot side yard required).

Approval of a Subdivision Plat to be known as Turner Minor Subdivision, subdividing 0.82-acre into three lots.

**PETITIONS FOR PUBLIC HEARING (Continued Petitions):**

**16. 2025-APP-003 | 620 East 21st Street**

Center Township, Council District #13  
PK-2  
DeQuan Branch, by Jorge Gonzales

Park District-Two Approval to provide for a three-story single-family dwelling with an attached garage.

**17. 2025-CZN-830 / 2025-CVR-830 (Amended) | 9110 and 9150 West 10th Street**

Wayne Township, Council District #16  
C-3 (FF)  
Raceway Development Partners, by Misha Rabinowitch

Rezoning of 10.62 acres from the C-3 (FF) district to the D-8 (FF) district for multi-family dwellings.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a Large Apartment in a D-8 zoning district (not permitted), with a 7' rear yard setback (minimum rear yard setback 10' required).

**PETITIONS FOR PUBLIC HEARING (New Petitions):**

**18. 2025-CVR-838 / 2025-CPL-838 | 8356 Masters Road**

Lawrence Township, Council District #4  
C-4 (FF)  
Masters Road 8356, LLC, by Russell L. Brown

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two lots without public street frontage (minimum 50 feet of public street frontage required).

Approval of a Subdivision Plat, to be known as Masters Road 8356 Plat, dividing 1.07 acres into two lots.

## Additional Business:

### 19. ADOPTION OF NEGATIVE FINDINGS - Petition 2025-CVR-823 Denied by Hearing Examiner on June 26, 2025:

#### **2025-CVR-823 | 6800 Pendleton Pike**

Lawrence Township, Council District #9

C-S (TOD)

Amerco Real Estate Company, by Stephany Sheekey

Variance of Use of the Consolidated Zoning and Subdivision Ordinance to provide for 12 mini-warehouse structures within a transit-oriented development overlay (not permitted on lots greater than 0.5-acre and only permitted within a building).

\*\*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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [planneroncall@indy.gov](mailto: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](mailto: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	01/01/2025-12/31/2025
David DiMarzio (Alternate)	MDC	01/01/2025-12/31/2025

This meeting can be viewed live at <https://www.indy.gov/activity/channel-16-live-web-stream>. The recording of this meeting will also be archived (along with recordings of other City/County entities) at <https://www.indy.gov/activity/watch-previously-recorded-programs>.