



Metropolitan Development Commission Hearing Examiner (September 25, 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, September 25, 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-012 | 1550 East County Line Road and 8615 Shelby Street

Perry Township, Council District #23

HD-1 and HD-2

Community Health Network, Inc., by Timothy H. Button

Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street, new lighting, and a sign package, including freestanding signs and building signs.

****Petitioner request for continuance for cause to October 9, 2025**

2. 2025-MOD-019 | 1318 South Lynhurst Drive

Wayne Township, Council District #17

D-P

Lynhurst Baptist Church, by Eric Carter

Modification of commitments and development plan, related to 2020-ZON-083, to modify Commitment #2, to provide for a proposed tiny home development and community center, subject to the site plan filed with this petition (current commitment required that the development be subject to the site plan, file-dated, November 10, 2020).

****Staff request for continuance for cause to October 9, 2025**

3. 2025-ZON-071 / 4765 West 71st Street

Pike Township, Council District #6

Heavy Haulers Rental and Trucking, Inc., by Steven Brown

Rezoning of 0.98-acre from the C-3 and I-2 districts to the I-2 district to provide for light industrial uses.

****Petitioner has withdrawn the Petition.**

4. 2025-ZON-074 | 8221 and 8351 South Mitthoefer Road, 10100, 10550, and 10600 Maze Road

Franklin Township, Council District #25

Christopher D. Reed, Kimberly K. Reed, Paul L. Walton, Cheryl H. Walton, Maze Family Farm, LLC, John Levinsohn, Alan Retherford and Shirley Retherford, by Tony Bagato

Rezoning of 273.127 acres from the D-4 (FF) (FW) and I-3 (FF) (FW) districts to the D-4 (FF) (FW) district to provide for a single-family residential development.

****Automatic Continuance to October 23, 2025, filed by Registered Neighborhood Organization**

5. 2025-ZON-095 | 3641 South Lynhurst Drive

Decatur Township, Council District #21

Crossroad Engineers, by Gregory Ilko

Rezoning of 3.444 acres from the C-7 and I-4 districts to the I-4 district for heavy industrial uses, including outdoor storage and operations.

****Automatic Continuance to October 23, 2025, filed by Registered Neighborhood Organization**

6. 2025-ZON-096 | 2602 North Harding Street

Center Township, Council District #12

Next Generation Properties, LLC, by Earl Dixon

Rezoning of 0.151-acre from the D-5 (W-5) district to the C-3 (W-5) district to provide for commercial uses, including a commercial kitchen.

****Staff request for continuance for cause to October 23, 2025, with Notice**

7. 2025-CZN-832 / 2025-CVR-832 (Amended) | 1140 East 46th Street, 4644, 4646, 4648, 4710, and 4716 Carvel Avenue

Washington Township, Council District #7

D-5 (W-1), D-P (W-1), and I-3 (W-1)

Arrow Street Development, LLC, by Joseph D. Calderon

Rezoning of 3.65 acres, from the D-5 (W-1), D-P (W-1), and I-3 (W-1) districts to the MU-2 (W-1) district to provide for a mixed-use development consisting of multi-family dwellings, commercial uses, a parking garage, and resident amenities.

Variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a large mixed-use building type (small mixed-use building type permitted), with the front building line in excess of ten feet along 46th Street (front building line range of zero-foot to 10 feet required), a 24-foot-wide driveway width along 46th Street (maximum 16-foot-wide driveway width permitted), a commercial building line of 60% of the frontage along 46th Street (minimum 80% required), zero-foot transitional yard to the east (either a minimum 15-foot transitional yard, or an opaque wall, berm, fence, or dense (at least 75% opacity) vegetative screen of at least six feet tall required), no primary entrances along 46th Street (minimum one primary entry features for every 50 feet required), a surface parking lot with a 15-foot east side yard setback (minimum 25-foot setback required), structured parking of 100% of street wall at first level of the building along Carvel Avenue (maximum 30% of street wall permitted).

****Petition continued to October 9, 2025 on September 11, 2025. (Petition is on this agenda since Hearing Notice had already been given for this date.)**

8. 2025-CZN-836 / 2025-CAP-836 | 4035 Meadows Parkway and 4195 Millersville Road

Washington Township, Council District #8

Garvey Properties, LLC, by Joseph D. Calderon

Rezoning of 7.01 acres from the C-S district to the C-S district to provide for continuation of permitted uses under 2013-ZON-037 and 2023-CAP-826, and to add a crematorium use, with no incineration.

Modification of C-S Statement related to 2013-ZON-037 and 2023-CAP-826, to provide for a crematorium use, with no incineration.

****Staff request for continuance for cause to October 9, 2025**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

9. 2025-MOD-020 | 1011 East 22nd Street

Center Township, Council District #13

D-P

22 Monon Multifamily Partners, LLC, by Michael Rabinowitch

Modification of Development Statement related to 2023-ZON-049 to update the approved development plan to provide for signage locations and to specify the building type to be modular construction.

10. 2025-ZON-086 / 2025-VAR-004 (Amended) | 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 (W-5) district to the C-S (W-5) 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.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for 68 on-site parking spaces and 24 off-site parking spaces (minimum 103 on-site and off-site parking spaces within 500 feet of subject parcel required).

11. 2025-ZON-091 | 6154 Michigan Road

Washington Township, Council District #2

Lan Thi Thanh Pham and Tung Ba Huynh

Rezoning of 0.6-acre from the D-2 district to the C-1 district to provide for commercial office uses.

12. 2025-ZON-093 | 1849 Broad Ripple Avenue

Washington Township, Council District #7

Blooming Star Properties, LLC-S Series 1 1849 Ripple, by David Kingen and Justin Kingen

Rezoning of 0.12-acre from the D-5 district to the C-1 district to provide for commercial office use.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

13. 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.

14. 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.

15. 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.

PETITIONS FOR PUBLIC HEARING (New Petitions):

16. 2025-ZON-094 | 2505 South Arlington Avenue

Warren Township, Council District #20

Sky Real Estate, Inc., by David Gilman

Rezoning of 8.264 acres from the C-3 district to the I-1 district to provide for restricted industrial 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	01/01/2025-12/31/2025
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>.