Metropolitan Development Commission
Hearing Examiner (November 19, 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 19, 2026 **Time:** 1:00 PM

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

Business:

Special Requests

2026-ZON-107 | 5480 Victory Drive
Franklin Township, Council District #24
Patch Development LLC, by Brian J. Tuohy

Rezoning of 2.01 acres from the C-S district to the C-S district to provide for automobile, motorcycle, and light vehicle service or repair as a permitted use.

****Petition has been withdrawn by the Petitioner.**

2026-CZN-840 / 2026-CVR-840 | 4402 Mann Road
Decatur Township, Council District #21
Patiala, Inc., by Patrick Rooney

Rezoning of 0.451-acre from the C-3 district to the C-4 district to provide for a gasoline station.

Variance of Development Standard of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing building and parking area that is constructed within required north side transitional yard setback and without landscaping (minimum 20-foot setback with landscaping required).

****Petitions have been withdrawn by the Petitioner.**

PETITIONS REQUESTING TO BE CONTINUED:

1. **2026-MOD-007 | 5261 Elmwood Avenue**
   Franklin Township, Council District #20
   C-5
   Expo Bowl, Inc., by Misha Rabinowitch

   Modification of Commitments, related to 92-Z-1 (Instrument Number 920016866), to terminate Commitment Number Four, upon the recording of plat petition 2026-PLT-026, and to terminate Commitment Numbers Six and Seven.

   ****Automatic Continuance request to December 17, 2026, filed by Petitioner.**

2. **2026-ZON-095 | 5670 and 5680 Eden Village Drive**
   Pike Township, Council District #6
   S & C Financial Group, LLC and Great Deal Properties, LLC by Kim Crouch

   Rezoning of 2.37 acres from the D-6 and C-S districts to the D-7 district to provide for residential development.

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

3. **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 for cause to December 10, 2026**

4. **2026-ZON-103 | 7615 and 7630 Spring Lane**
   Pike Township, Council District #1
   Blue Print Enterprises, LLC, by Antonio Lisenbee

   Rezoning of 0.321-acre from the D-5 and MU-2 districts to the MU-2 district to provide for multi-family development consisting of three, four-unit structures.

   ****Automatic Continuance request to December 17, 2028, filed by a Registered Neighborhood Organization.**

5. **2026-ZON-104 | 1123 Temperance Avenue**
   Center Township, Council District #19
   LaShona Carroll

   Rezoning of 0.265-acres from the I-2 district to D-4 district to legally establish a single-family dwelling and accessory structure.

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

6. **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).

   ****Petitioner request for continuance for cause to January 28, 2027.**

7. **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 for cause to December 17, 2026, with Notice**

Petitions for Public Hearing

PETITIONS TO BE EXPEDITED:

8. **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.

9. 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.

10. 2026-CVR-856 / 2026-CPL-856 | 2225 and 2227 East 10th Street
Center Township, Council District #13
D-5 and MU-1
1800blok, LLC, by Derek T. Naber

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for three lots with street frontages between 40.03 feet and 42 feet (minimum 50 feet of street frontage required for each lot).

Approval of a Subdivision Plat to be known as Downey's Replat, dividing 0.42-acre into three lots.

PETITIONS FOR PUBLIC HEARING (Continued Petitions):

11. 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.

12. 2026-ZON-018 / 2026-VAR-004 | 5510 Millersville Road
Washington Township, Council District #3
R. Michael Thomas, by Ted Nolting

Rezoning of 2.75-acres from the D-3 and C-4 districts to the C-3 district to provide for a veterinary hospital.

(Withdrawn) Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for an outdoor animal run/exercise area located 88 feet from a protected district (100-foot separation required).

13. 2026-ZON-084 | 6014 Michigan Road
Washington Township, Council District #2
AREC, by Sahithya Cheruku

Rezoning of 5.62 acres from the I-2 district, D-2 district and C-3 district to the I-1 district to provide for a mini-warehouse / self-storage facility.

14. 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.

15. 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).

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.