



# Metropolitan Development Commission Plat Committee (September 13, 2023) Meeting Agenda

## Meeting Details

Notice is hereby given that the Plat Committee of the Metropolitan Development Commission of Marion County, IN will hold public hearings on:

**Date:** Wednesday, September 13, 2023    **Time:** 1:00 PM

**Location:** Room 260, 2nd Floor, City-County Building, 200 E. Washington Street

At which time and place the following petitions requesting approval of subdivision plats and petitions and resolutions for the vacation of Streets, Alleys, Plats, or Public Grounds, will be heard, pursuant to Indiana Code 36-7-4-700, series and action thereon determined.

## Business:

### Adoption of Meeting Minutes:

### Special Requests

## PETITIONS REQUESTING TO BE CONTINUED:

### 1. **2023-PLT-057 | 1111 North Hamilton Avenue**

Center Township, Council District #17, Zoned D-5  
Jennifer Serviss White and Marshall White, by Adam Dehart

Approval of a Subdivision Plat, to be known as Replat of Lot 44 in Clifford Place, dividing 0.14-acre into two single-family attached lots.

**\*\* Withdrawal to be acknowledged**

### 2. **2023-PLT-064 | 6243 East Washington Street**

Warren Township, Council District #12, Zoned C-4  
Irvington Plaza Associates, by Nathan Barr

Approval of a Subdivision Plat, to be known as Irvington Plaza, dividing 15.75 acres into six lots and one block.

**\*\*Automatic continuance to be acknowledged**

## Petitions for Public Hearing

## PETITIONS TO BE EXPEDITED:

### 3. **2023-PLT-011 | 3725 Kentucky Avenue**

Decatur Township, Council District #22, Zoned C-1 and C-3  
Baback, LLC by Pat Rooney

Approval of a Subdivision Plat to be known as 3725 Kentucky Ave., dividing 2.11 acres into two lots.

### 4. **2023-PLT-037 (Amended) | 4437 Clark Drive**

Franklin Township, Council District #25, Zoned C-S (FF)  
David A. Retherford, Trustee of the Russell E. Flagle Revocable Trust

Approval of a Subdivision Plat, to be known as Flagle Pointe Commercial Subdivision, dividing 37.62 acres into two lots, one common area and one block, with a waiver of the sidewalk requirement.

**5. 2023-PLT-047 | 6121 Crawfordsville Road**

Wayne Township, Council District #6, Zoned C-4  
Plaza and Speedway, LLC, by Bill Terry

Approval of a Subdivision Plat to be known as Plaza at Speedway Minor Plat, subdividing 9.41 acres into one lot and one block.

**6. 2023-PLT-058 | 4111 South Sherman Drive**

Perry Township, Council District #24, Zoned D-2 (FF)  
Adam Niedzielski, Renata Niedzielski and Emily Hamilton, by Jynell D. Berkshire

Approval of a Subdivision Plat, to be known as Emily's Sherman Drive Addition, a replat of Lot 1 in Beau Terra Addition Amended, dividing 1.44 acres into two lots.

**7. 2023-PLT-059 | 2330 and 2332 West 44th Street**

Washington Township, Council District #8, Zoned D-2  
Mint Properties, LLC, by Christian C. Badger, PE

Approval of a Subdivision Plat, to be known as Dexter Woods, dividing five acres into eight lots, with a waiver of the cul-de-sac length.

**8. 2023-PLT-061 | 4265 North Capitol Avenue**

Washington Township, Council District #7, Zoned D-5  
Michael R. Chappell and Cheri L. Chappell, by Paul J. Lambie

Approval of a Subdivision Plat, to be known as Replat of Lot 9 in Jose-Balz 43rd Street Addition, dividing 0.148-acre, into two single-family attached lots.

**9. 2023-PLT-062 | 9024 East Edgewood Avenue**

Franklin Township, Council District #25, Zoned D-4  
ForeStar (USA) Real Estate Group, by Keith R. Gilson

Approval of a Subdivision Plat, to be known as Edgewood Farms, Section 2, dividing 17.96 acres into 46 lots.

**10. 2023-PLT-063 | 1615 West Edgewood Avenue**

Perry Township, Council District #20, Zoned C-4 (FF)  
Narjit Singh, by Epfanio Carbajal

Approval of a Subdivision Plat, to be known as Edgewood Properties, dividing 1.45 acres into two lots.

**11. 2023-PLT-065 | 7320 East Hanna Avenue**

Franklin Township, Council District #18, Zoned D-3  
M/I Homes of Indiana, L.P., by Brett Huff

Approval of a Subdivision Plat, to be known as Grayson, Section 1, dividing 19.34 acres into 41 lots.

**12. 2023-PLT-066 | 2226 and 2230 Central Avenue**

Center Township, Council District #11, Zoned D-8  
Trinity Elite, LLC, by Pat Rooney

Approval of a Subdivision Plat, to be known as 2228 North Central Avenue Replat, dividing 0.264-acre into four single-family attached lots.

**13. 2023-PLT-067 | 9024 East Edgewood Avenue**

Franklin Township, Council District #25, Zoned D-4  
ForeStar (USA) Real Estate Group, by Keith R. Gilson

Approval of a Subdivision Plat, to be known as Edgewood Farms, Section 3, dividing 23.54 acres into 73 lots.

**14. 2023-PLT-068 | 7525 McFarland Boulevard**

Perry Township, Council District #24, Zoned SU-1 and D-P  
Southport Presbyterian Church, by Nick Everhart

Approval of a Subdivision Plat, to be known as Homestead Emerson Subdivision, dividing 26.1 acres into two lots.

**15. 2023-PLT-069 | 4150 West 56th Street**

Pike Township, Council District #8, Zoned I-2 / I-3 (FF/FW)

Natalie R. Lynch, Lance B. Sandlian, Colby B. Sandlian and Genevieve B. Sandlian, by Bill Butz

Approval of a Subdivision Plat to be known as Sandlian Subdivision, dividing 9.32 acres into two lots.

**16. 2023-PLT-073 | 1012 East 75th Street**

Washington Township, Council District #2, Zoned C-3

BLP Holdings, LLC, by Brian Pachciarz

Approval of a lot line adjustment of Lots 26 and 27 in Edgewater Place Subdivision Plat, containing 0.0465-acre, with a waiver of sidewalks along Westfield Boulevard and 75th Street.

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

**17. 2023-VAC-004 | 8118 Windcombe Boulevard**

Washington Township, Council District #2

James and Kristen Murney, by Michael E. Brannan

Vacation of a 60-foot platted building line setback recorded as part of Windcombe, Second Section Subdivision in Plat Book 28, Page 228, with a waiver of the assessment of benefits.

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

**18. 2023-PLT-070 | 3500 Division Street and 1002 West Hanna Avenue**

Perry Township, Council District #20, Zoned D-A / D-3 / I-3 (FF)

Lauth Group, Inc., by Brian J. Tuohy

Approval of a Subdivision Plat, to be known as Hanna Avenue Business Park, dividing 35.14 acres into four lots and three blocks.

**19. 2023-PLT-071 | 415 South Shortridge Road**

Warren Township, Council District #18, Zoned C-1 and C-7

Cornerstone Church of Indianapolis, by Jynell D. Berkshire

Approval of a Subdivision Plat, to be known as Shortridge Way, dividing 3.77 acres into two lots, with a waiver of sidewalks along Shortridge Road.

**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](mailto:planneroncall@indy.gov). Written objections to a proposal are encouraged to be filed via email at [dmdpubliccomments@indy.gov](mailto:dmdpubliccomments@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) 327-5654, at least 48 hours prior to the meeting. Department of Metropolitan Development - Current Planning Division.**