

**METROPOLITAN DEVELOPMENT COMMISSION
INDIANAPOLIS-MARION COUNTY, INDIANA**

July 16, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, July 16, 2025, at 1:00 P.M. in the Public Assembly Room of the City-County Building, Indianapolis, IN, for various purposes, including the holding of a Public Hearing on various Petitions listed on the Notice of Public Hearing, and for taking official action upon public business and public Notice thereof as required by IC 5-14-1.5.

ATTENDANCE

The following Commission members were present:

John J. Dillon III, President
Megan Garver, Vice-President
Brian P. Murphy, Secretary
Brigid Robinson
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission members were absent:

Brandon Herget
Brent Lyle

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Emily Stump	Administrator, Economic Incentives - DMD
Kathleen Blackham	Senior Planner - DMD
Marleny Iraheta	Senior Planner - DMD
Desire Irakoze	Principal Planner II - DMD
Jeffrey York	Manager - DMD
Edward D. Honea, Jr.	Current Planning Administrator - DMD
Nancy Whitaker	Board Specialist - DMD
Ethan Hudson	Counseling Attorney - ACC / OCC

BUSINESS

CALL TO ORDER

President Dillon called the meeting to order at 12:59 P.M. and led the recitation of the Pledge of Allegiance.

MINUTES

Commissioner Schumacher made a Motion to adopt the Minutes from the July 2, 2025 meeting; Commissioner West seconded the Motion; the Commission adopted the Minutes by voice vote (4:0:2) as follows:

Ayes: Dillon, Robinson, Schumacher, West

Noes: None

Recusals: Garver, Murphy (who were not in attendance at the July 2, 2025 meeting)

The Minutes from the July 2, 2025 meeting were adopted.

SPECIAL REQUESTS

The Petitioner's attorney, David Dearing (921 East 86th Street, Suite 203, Indianapolis, IN), requested a continuance of **Petition No. 2025-ZON-001** to August 6, 2025, to allow executed commitments to be filed that are legible.

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-001 | 4150 North High School Road

Pike Township, Council District #5

Nica Auto and Fleet Repair, LLC, by David E. Dearing

Rezoning of 1.90 acres from the C-3 district to the C-4 district to allow for an automobile repair shop.

President Dillon asked Staff for comments. Desire Irakoze (Staff) confirmed that Staff supported the continuance to August 6, 2025, to allow the executed commitments to be filed.

Hearing no questions or comments from the public or the Commission, Commissioner Garver made a Motion to continue **Petition No. 2025-ZON-001** to the August 6, 2025 meeting; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: None

The Commission continued Petition No. 2025-ZON-001 to August 6, 2025.

Kevin Buchheit, land use planner (Krieg DeVault LLP, 12800 North Meridian Street, Indianapolis, IN), came forward to announce the withdrawal of **Petition No. 2025-ZON-019**.

President Dillon asked to hear from Staff. Kathleen Blackham (Staff) said that she understood that the owner wanted to revoke his consent [given to Krieg DeVault LLP to act as representative of the owner].

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-019 | 1404 Prospect Street

Center Township, Council District #18

Luxury Leased Homes USA, LLC, by Stephanie J. Truchan

Rezoning of 0.345-acre from the C-5 district to the D-8 district to provide for residential uses.

President Dillon acknowledged the withdrawal of Petition No. 2025-ZON-019 (action later rescinded below).

Subsequently, one of the property owners, Joe Ringger (1302 Kessler Boulevard, Indianapolis, IN), came forward and explained that the owners (Mr. Ringger said he was one-third owner) had revoked consent to Luxury Leased Homes USA, represented by Krieg DeVault LLP a "few days ago." Mr. Ringger asked for a continuance [to August 20, 2025] to allow time for the owners to decide whether they want to move forward with the Petition.

After consultation with Ethan Hudson (OCC), President Dillon explained that the Petitioner's representative (Krieg DeVault LLP, Mr. Buchheit) had revoked their representation and, therefore, that representative had no authority to withdraw the Petition.

After being sworn in, Mr. Ringger restated his name and address (1302 Kessler Boulevard, Indianapolis, IN) and said he represented 514 Morris LLC, which was the property owner at 1404 Prospect Street. Mr. Ringger again requested a continuance to August 20, 2025, to allow time to determine whether the owners wanted to proceed with the Petitions.

Hearing no questions or comments from the public or the Commission, President Dillon made a Motion to continue **Petition No. 2025-ZON-019** to the August 20, 2025 meeting and make moot the earlier withdrawal of the Petition by Krieg DeVault LLP; Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Petition No. 2025-ZON-019 to August 20, 2025.

The Petitioner's representative, David Kingen (NDZA, Inc., 618 East Market Street, Indianapolis, IN), requested a continuance for **Petition Nos. 2025-CZN-828 (Amended) / 2025-CVR-828 (2nd Amended)** to modify the request. Mr. Kingen asked for a continuance to August 20, 2025, with Notice.

COMPANION PETITIONS TRANSFERRED FROM HEARING EXAMINER FOR INITIAL HEARING:
2025-CZN-828 (Amended) / 2025-CVR-828 (2nd Amended) | 1927, 1946, and 1950 East 32nd Street, and 3219 Orchard Avenue

Center Township., Council District #8
D-5 and SU-1

Universal Church of Truth and First Born, Inc., by Justin Kingen and David Kingen
Rezoning of 1.02 acres, from the D-5 and district to the D-8 district to provide for multi-family dwellings. Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide to provide for the construction of a medium apartment building & community center (at 1927 East 32nd Street), within a SU-1 district (not permitted); to allow for a mixed-use, multi-family housing project, community center and religious use (church) to have 38 off-street parking spaces (77 off-street parking spaces required); provide for the construction of five duplexes (floor over floor) with a floor area of 500 square feet (minimum floor area of 660 square feet required); to provide for the construction of duplexes at 1946 East 32nd Street and 3219 Orchard Avenue with a reduced open space (60% open space required for duplexes).

Kathleen Blackham (Staff) said that there was an issue with the number of acres to be rezoned. Ms. Blackham said that Staff supported the continuance to August 20, 2025, with Notice.

Hearing no questions or comments from the public or the Commission, Commissioner Murphy made a Motion to continue **the Petitions** to the August 20, 2025 meeting, with Notice; Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Petition Nos. 2025-CZN-828 (Amended) / 2025-CVR-828 (2nd Amended) to August 20, 2025, with Notice.

The Petitioner's representative, Joseph Calderon (11 South Meridian Street, Indianapolis, IN), requested a continuance for **Petition Nos. 2025-CZN-814 / 2025-CVR-814** to the August 20, 2025, meeting, to clear up some issues that arose after the traffic study was completed and to consider additional requests for commitments. Mr. Calderon added that he had tried to notify the known Remonstrators about this request.

COMPANION PETITIONS RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER,
APPEAL FILED BY REMONSTRATOR:

2025-CZN-814 / 2025-CVR-814 | 3043, 3451, 3511, and 3801 South Post Road, 9405, 9609, 9611, and 9931 East Troy Avenue, 3430, 3440, and 3610 Davis Road, and 9500 Vandergriff Road
Franklin Township, Council District #20

Deep Meadow Ventures, LLC, by Joseph D. Calderon

Rezoning of 467.66 acres from the D-A (FF) (FW), C-4 (FF) (FW), and SU-43 (FF) (FW) districts to the C-S (FF) (FW) district for a data center campus development, and uses including light manufacturing, all research and development, utilities, agricultural uses, buildings and structures, as permitted in I-1 and office uses, as permitted in C-1. Permitted accessory uses would include utility structures, such as power substations, water towers, and overhead and underground powerlines, and wastewater treatment facilities, outdoor storage, a renewable energy facility, a satellite dish antenna, signs, and a temporary construction yard, office, or equipment storage.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a building height of 75 feet (maximum 38-foot building height permitted) and no maximum front yard setback (maximum front yard setback of 85 feet permitted).

Marleny Iraheta (Staff) said Staff did not object to the continuance request due to the items that needed to be finalized.

Hearing no comments or questions from the public or the Commission, Commissioner Murphy made a Motion to continue the **Petition Nos. 2025-CZN-814 / 2025-CVR-814** to August 20, 2025;

Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Petition Nos. 2025-CZN-814 / 2025-CVR-814 to August 20, 2025.

ECONOMIC DEVELOPMENT / INCENTIVES:

2025-E-020 (For Public Hearing) Confirmatory Resolution of the MDC Related to the Oxford Row Economic Development Area, Council District #12, Center Township.

2025-E-021 (For Public Hearing)

Resolution Pledging Tax Increment from the Oxford Row Allocation Area to the Payment of Certain Economic Development Revenue Bonds, Council District #12, Center Township.

Emily Stump (Administrator, Economic Incentives, DMD) requested a continuance for **Resolution Nos. 2025-E-020 and 2025-E-021** to August 6, 2025, to finalize the terms of the Resolutions.

Hearing no comments or questions from the Commission, Commissioner Schumacher made a Motion to continue **Resolution Nos. 2025-E-020 and 2025-E-021**; Commissioner Garver seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Resolution Nos. 2025-E-020 and 2025-E-021 to August 6, 2025.

Kathleen Blackham (Staff) requested a continuance of **Petition No. 2025-ZON-047** to August 6, 2025, due to lack of commitments.

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-047 (Amended) | 7525 McFarland Boulevard

Perry Township, Council District #24

Manheet Singh, by Joseph D. Calderon

Rezoning of 7.46 acres from the SU-1 district to the D-6II district to provide for a multi-family residential development.

Hearing no comments or questions from the public or the Commission, Commissioner Robinson made a Motion to continue the **Petition No. 2025-ZON-047** to August 6, 2025; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Petition No. 2025-ZON-047 to August 6, 2025.

Kathleen Blackham (Staff) requested a continuance of **Petition No. 2025-ZON-056** to August 6, 2025, due to lack of commitments.

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-056 | 8501 and 8651 South Emerson Avenue, and 5260 Noggle Way

Franklin Township, Council District #25
Claybrooke Luxury Living, LLC, by Joseph D. Calderon
Rezoning of 9.186 acres from the C-4 and C-S districts to the D-10 district to provide for an approximately 202-unit multi-family development.

Hearing no comments or questions from the public or the Commission, Commissioner Murphy made a Motion to continue the **Petition No. 2025-ZON-056** to August 6, 2025; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Petition No. 2025-ZON-056 to August 6, 2025.

Kathleen Blackham (Staff) announced that an automatic continuance for **Petition No. 2025-ZON-046** to August 20, 2025, had been filed by a Registered Neighborhood Organization.

REZONING PETITION SCHEDULED FOR INITIAL HEARING:
2025-ZON-046 | 10010 and 10440 Pentecost Road

Franklin Township, Council District #25
Pulte Group, by Brian J. Tuohy
Rezoning of 96.6 acres from the D-A district to the D-P district to provide for a single-family detached residential development, consisting of 225 lots.

President Dillon acknowledged the automatic continuance of Petition No. 2025-ZON-046 to August 20, 2025, which a Registered Neighborhood Organization had filed.

Desire Irakoze (Staff) requested a continuance of **Petition No. 2025-MOD-008** to August 6, 2025, due to a lack of commitments.

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-MOD-008 | 7436 Rockville Road

Wayne Township, Council District #16
C-3

Jeffrey Shelton

Modification of the Commitments for 2006-ZON-146, to terminate a portion of Commitment #9, which prohibits the use of tobacco stores (previous commitment removed tobacco stores as a permitted use).

Hearing no comments or questions from the public or the Commission, Commissioner Robinson made a Motion to continue the **Petition No. 2025-MOD-008** to August 6, 2025; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Petition No. 2025-MOD-008 to August 6, 2025.

POLICY RESOLUTIONS

ECONOMIC DEVELOPMENT / INCENTIVES:

2025-E-022 Authorizes DMD to expend \$35,000.00 for services to demolish and backfill an accessory structure to the Powerhouse building on the Central State campus and for such costs to be paid from available funds.

Hearing no comments or questions from the Commission, Commissioner Garver made a Motion to approve the Resolution, which did not stand for public hearing [**Resolution Nos. 2025-E-022**]; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission approved Resolution No. 2025-E-022.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-APP-004 | 1340 East County Line Road

Perry Township, Council District #23

HD-2 (FF)

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

Hospital District Two approval to provide for a proposed 420-space surface parking lot.

2025-APP-005 | 2510 Westlane Road

Pike Township, Council District #1

PK-1 (FF) (FW)

City of Indianapolis, Department of Parks and Recreation, by Henry Woodburn

Park District One Approval to provide for park improvements, including a new playground, sidewalk, nature walkway, shelter, and drainage improvements for WISH Park.

2025-MOD-011 | 3204 Queue Line Drive

Center Township, Council District #8

C-S / I-2 / SU-1

Monon Development Group, LLC, by Christopher White

Modification of the Commitments and Site Plan related to 2021-ZON-069 / 2021-VAR-010 to Modify Commitment #2 to permit development of the site in compliance with submitted building elevations and site plans filed with this petition (previous commitment required site plans, landscaping plans and building elevations to be submitted for Administrator's Approval, prior to the issuance of an Improvement Location Permit).

2025-ZON-040 | 2601 Cold Spring Road

Wayne Township, Council District #12
Cold Spring Innovation Corporation, by Jennifer Milliken and Timothy Ochs
Rezoning of 22.3 acres from the D-S (W-5) district to the MU-2 (W-5) district to provide for a mixed-use development.

2025-ZON-057 | 7905 East 42nd Street

Lawrence Township, Council District #9
Kartik Patel, by Thomas Pottschmidt
Rezoning of 3.28 acres from the C-3 and C-4 districts to the C-4 district to provide for community-regional commercial uses, including a proposed hotel.

2025-ZON-058 | 1229 and 1231 Brookside Avenue

Center Township, Council District #13
Clairoline, LLC, by Donas Singleton
Rezoning of 0.14-acre from the MU-1 (FF) district to the D-8 (FF) district.

2025-CZN-822 | 3802 and 3810 North Franklin Road

Lawrence Township, Council District #9
C-S (TOD)
Cornerstone Housing Group, LLC, by Brad Schwab and Bobbi Jo Lucas Eisold
Rezoning of 8.69 acres from the C-S (TOD) district to the D-10 (TOD) district to provide for a multi-family residential development, consisting of 186 units.

2025-CZN-824 (Amended) | 963, 1001, 1007, 1008, 1010, 1011, 1015, and 1027 East Georgia Street, and 960, 1002, 1018, and 1022 and 1030 Bates Street

Center Township, Council District #18
The City of Indianapolis by Aryn Schounce
Rezoning of 1.76 acres from the D-8, C-S (TOD), and I-4 districts to the C-S (TOD) district to provide for not-for-profit uses, including case management and services, offices, commercial kitchen and cafeteria, emergency shelter, and accessory uses such as outdoor gathering space, per the filed plan of operation.

President Dillon asked the Petitioner's attorney, Joe Calderon (11 South Meridian Street, Indianapolis, IN), to come forward for questioning about the following Petition:

PETITION OF NO APPEAL RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEAL FILED:

2025-ZON-055 | 6225, 6233, and 6245 Kentucky Avenue

Decatur Township, Council District #21
GBT Realty Corporation, by Joseph D. Calderon
Rezoning of 3.11 acres from the D-A districts to the C-4 district to provide for community-regional commercial uses, including an automobile fueling station.

Commissioner West inquired about commitments related to the dedication of right-of-way to extend Ameriplex Parkway across I-67 / Kentucky Avenue to the east; Commissioner West further questioned Mr. Calderon about the number of feet that had been dedicated for road, walkways, and a landscaped area. Mr. Calderon said he would be happy to look at the complete plan, having been provided only a "sketch plan" by DPW. He suggested a continuance to August 6, 2025, to determine if the parcel could meet the dedication plan as described by Commissioner West.

Hearing no comments or questions from the public or the Commission, Commissioner West made a Motion to continue the **Petition No. 2025-ZON-055** to August 6, 2025; Commissioner Dillon seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission continued Petition No. 2025-ZON-055 to August 6, 2025.

Hearing no questions or comments, Commissioner Garver made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-APP-004, 2025-APP-005, 2025-MOD-011, 2025-ZON-040, 2025-ZON-057, 2025-ZON-058, 2025-CZN-822, 2025-CZN-824]** that the Hearing Examiner recommended for approval; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West
Noes: None
Recusals: None

The Commission approved Petition Nos. 2025-APP-004, 2025-APP-005, 2025-MOD-011, 2025-ZON-040, 2025-ZON-057, 2025-ZON-058, 2025-CZN-822, 2025-CZN-824, upholding the Hearing Examiner's recommendations.

Petition Recommended for Denial by the Hearing Examiner:

2025-CAP-823 (Amended) | 6800 Pendleton Pike

Lawrence Township, Council District #9

C-S (TOD)

Amerco Real Estate Company, by Stephany Sheekey

Modification of C-S Statement and Site Plan related to 2017-ZON-057, to provide for 12 additional mini-warehouse storage buildings, for a total of 32,003 square feet of additional storage space.

President Dillon asked to hear from Staff about **Petition No. 2025-CAP-823 (Amended)**, which was recommended for denial by the Hearing Examiner. Edward Honea (Administrator, Current Planning) said Petition No. 2025-CAP-823 (Amended) was one of two companion petitions. A variance petition had also been filed for self-storage facility, which was a non-permitted use in the TOD overlay, on a lot exceeding half an acre. 2025-CAP-823 (Amended) modified the previously approved commitments for self-storage. The variance petition was denied by the Hearing Examiner and stood denied since no appeal had been filed. The Hearing Examiner recommended that the MDC deny the Modification of Commitments [2025-CAP-823(Amended)], and no appeal had been filed for the recommendation.

Commissioner Schumacher asked for an explanation as to what a "yes" vote meant when voting to uphold the Hearing Examiner's recommendation for the Petition, and President Dillon clarified.

Seeing no further comments from the public or the Commission, Commissioner Schumacher made a Motion to uphold the Hearing Examiner's recommendation of denial for **Petition No. 2025-CAP-823 (Amended)**; Commissioner Garver seconded the Motion; the Motion was carried by a roll-call vote (6:0:0) as follows:

Ayes: Dillon, Garver, Murphy, Robinson, Schumacher, West

Noes: None
Recusals: None

The Commission denied Petition No. 2025-CAP-823 (Amended), upholding the Hearing Examiner's recommendation.

PETITIONS FOR PUBLIC HEARING

None

ADDITIONAL BUSINESS

Seeing no additional business, Commissioner Murphy made a Motion to adjourn. President Dillon adjourned the meeting at 1:34 P.M.

Attest: _____

MDC Secretary

August 6, 2025

Date

J. Dillon President
Metropolitan Development Commission