

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

September 3, 2025

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, September 3, 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
Brandon Herget
Brent Lyle
Daniel Moriarty
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission members were absent:

Brian P. Murphy, Secretary
Brigid Robinson

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration - DMD
Kathy Frazier Battle	Program Manager, Economic Incentives
Kathleen Blackham	Senior Planner - DMD
Marleny Iraheta	Senior Planner - DMD
Desire Irakoze	Principal Planner II - DMD
Bryce Patz	Manager - 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 1:00 P.M. Bryce Patz (Manager, DMD) led the recitation of the Pledge of Allegiance.

MINUTES

Commissioner Schumacher made a Motion to adopt the Minutes from the August 20, 2025 meeting; Commissioner Garver seconded the Motion; the Commission adopted the Minutes by voice vote (7:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Schumacher, West
Noes: None
Recusals: None

The Minutes from the August 20, 2025 meeting were adopted.

SPECIAL REQUESTS

Kathy Frazier Battle (Program Manager, Economic Incentives, DMD) requested a continuance for **Resolution No. 2025-A-028**, to September 17, 2025, to allow continued discussions surrounding the finalization of the MOA for the Resolution.

President Dillon commented that Thunderbird CC Land Partners seemed to be “dragging their feet,” and added that if the MOA was not done by September 9 (deadline suggested by Staff) for the September 17 hearing, the Commission may take it off the docket. Ms. Battle said she would share this with Thunderbird CC Land Partners.

ECONOMIC DEVELOPMENT / INCENTIVES

2025-A-028 (For Public Hearing)

Final Economic Revitalization Area Resolution for Thunderbird CC Land Partners LLC, located at 6900 English Avenue, Council District #20, Warren Township. (Recommend approval of up to ten (10) years real property tax abatement.)

Hearing no further comments or questions from the Commission or the public, Commissioner Garver made a Motion to continue **Resolution No. 2025-A-028**; Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Schumacher, West
Noes: None
Recusals: None

The Commission continued Resolution No. 2025-A-028 to September 17, 2025.

POLICY RESOLUTIONS

REAL ESTATE

2025-R-033 Authorizes MDC to accept 43 Real Properties from the Marion County Commissioners for a total cost not to exceed Thirty-three Thousand and 00/100 Dollars (\$33,000.00).

2025-R-034 Metropolitan Development Commission authorizes DMD to dispose of property as presented to and approved by the Vacant to Vibrant Review Committee.

President Dillon noted there were two Policy Resolutions that did not stand for public hearing and which remained on the agenda.

Hearing no comments or questions from the Commission, Commissioner Lyle made a Motion to approve the Resolutions, which did not stand for public hearing [**Resolution Nos. 2025-R-033 and 2025-R-034**]; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Schumacher, West
Noes: None
Recusals: None

The Commission approved Resolution Nos. 2025-R-033 and 2025-R-034.

PETITIONS OF NO APPEAL

Petitions Recommended for Approval by the Hearing Examiner:

2025-APP-008 | 5510 Carvel Avenue

Washington Township, Council District #7

PK-1 and D-4

City of Indianapolis, Department of Parks and Recreation, by Ben Jackson

Park District One Approval to provide for a new playground, walkways, volleyball court, bike racks, and seating areas.

2025-MOD-015 | 2326 Southport Commons Drive

Perry Township, Council District #22

D-P

McDonalds' USA, LLC, by Timothy Ochs and Jennifer Milliken

Modification of the Development Statement related to petition 2024-ZON-014 to provide for vehicle entry point signs and five incidental signs to be installed as indicated on the site plan, file-dated July 3, 2025 (minimum two-foot setback from a street for vehicle entry point signs and a maximum of 3.2 incidental signs permitted).

Hearing no questions or comments, Commissioner Moriarty made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-APP-008 and 2025-MOD-015], that were remaining on the agenda and that the Hearing Examiner-recommended for approval**; Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Schumacher, West
Noes: None
Recusals: None

The Commission approved Petition Nos. 2025-APP-008 and 2025-MOD-015.

Petition Recommended for Denial by the Hearing Examiner:

2025-MOD-012 | 8809 South Meridian Street

Perry Township, Council District #23

C-1

Financial Center First Credit Union, by James J. Ammeen, Jr.

Modification of the Commitments related to petition 88-Z-214 to modify Commitments #3, #4 and #5 to allow for development of a proposed financial services office building, with low-level lighting of parking areas, an illuminated monument sign, and with a drive-through for teller and ATM services, (previous commitments required use of the existing structure, prohibited external lighting to reflect onto adjacent residences to the north, south, or east, and only permitted a non-illuminated incidental sign, with a maximum size of 16 square feet.

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-MOD-012**; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Schumacher, West

Noes: None

Recusals: None

The Commission denied Petition No. 2025-MOD-012, upholding the Hearing Examiner's recommendation.

PETITION FOR PUBLIC HEARING

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 explained the Rules governing the hearing.

The Petitioner's attorney, Brian Tuohy (9294 North Meridian Street, Indianapolis, IN), spoke in support of the rezoning petition, as well as Rex Ramage, Vice President, Land Acquisition and Entitlement, Pulte Group. While referring to an electronic presentation and a paper copy of the presentation (provided to each Commissioner), Mr. Tuohy described the properties surrounding the subject site. He said the site was proposed to be rezoned to D-P, noting the surrounding properties were zoned D-5II, D-3, D-P, and D-A, and that there was more residential development across Senor Road. The development would include 225 houses, with approximately 2.3 homes per acre, with a minimum lot size of 60 feet by 130 feet. The plan preserved two significant wooded areas. The central wooded area would feature amenities including a pool, pickleball courts, barbecue areas, and a playground, connected by trails to the preserved woods, which totaled 5.5 acres. All streets would have sidewalks on both sides. The Franklin Township Civic League (FTCL) had requested 22 commitments, and Staff requested five additional commitments, all of which the Petitioner had agreed to accept. Commitments addressed minimum home sizes, a 15-foot separation between homes; no vinyl siding; 20-foot

minimum driveway lengths; anti-monotony provisions for the homes near each other; tree and landscape requirements; and submission of drainage plans to both DPW and the FTCL simultaneously. Other commitments addressed rental restrictions, complete prohibition of Airbnb and short-term rentals, dust and debris control during construction, and keeping mud and dirt off Pentecost Road. Home prices were expected to average in the mid-\$400,000 range, possibly reaching \$500,000 with options. A traffic study by A&F Engineering concluded all four studied intersections would operate at acceptable service levels. Despite extensive negotiations over many months, the FTCL voted 4-3 against the Petition on September 3, 2025, prior to this hearing. However, Pulte committed to maintaining all the agreed-upon commitments.

Commissioner West noted that Staff recommended approval of the Petition despite the Petition's inconsistency with the Comprehensive Plan, which called for rural or estate neighborhood typology and agricultural use. He questioned whether 2.33 houses per acre met the D-P requirements to serve the changing needs of the area and what specific amenities would benefit Franklin Township beyond the existing offerings. Commissioner West was also concerned about setting a precedent for future development of farmland north of the subject site. Mr. Tuohy countered that the current surrounding development pattern of duplexes, D-P, and D-3 zoning made estate neighborhood designation unlikely. He added that the improvements in Pentecost Road along the frontage would address some traffic issues. Mr. Tuohy also pointed out the preserved wooded areas and connected amenities with pickleball courts, pool, clubhouse, barbecue areas, playground, and trails, which were amenities not available in older Franklin Township neighborhoods. He predicted that the remaining farmland in Marion County would be under continued residential development pressure, with subsequent commercial development likely near busier intersections rather than in this residential-surrounded site.

President Dillon asked for clarification on the Airbnb limitations. Mr. Tuohy noted that the complete prohibition of Airbnb, lodging homes, hotels, bed and breakfast lodges, etc., through covenant restrictions that would run with the land. Commissioner West asked about the opportunity for lower-density/ /higher-price housing to form a "breakwater." Mr. Tuohy deferred to Mr. Ramage, noting that amenity costs and wooded area maintenance would most likely result in the required proposed house count for financial feasibility. Mr. Ramage (11595 North Meridian Street, Carmel, IN) confirmed that the location required the proposed density, given the amenity package and critical Pentecost Road improvements, and that different housing products might be possible at other Franklin Township locations. He characterized the proposed homes as "move-up" products, expecting prices to exceed the mid-\$400s average, preferring to under-promise and over-deliver on projected pricing.

Remonstrator Bruce Liphold (10406 Pentecost Road, Indianapolis, IN) said he owned property just south of the subject site. He cited page 18 of the development plan, regarding environmental and aesthetic considerations, but found the language to be vague regarding the specific protections. He asked for clarification about the landscape buffer on his property's north side, where power lines were located, expressing concern about preserving vegetation and trees. He was worried about maintaining wildlife migration corridors for small animals like raccoons and rabbits. He noted the plan did not specify the exact buffer space behind his house or the vegetation to be preserved or planted. He was primarily concerned about ensuring adequate natural screening between his home and the new development.

President Dillon asked to hear from Staff. Kathleen Blackham (Staff) said Staff recommended approval despite the inconsistency with the Comprehensive Plan's recommendation of a rural or estate neighborhood. The proposed development was compatible with the surrounding residential development pattern. Ms. Blackham noted the need for quality housing responsive to market demands and emphasized the DPW commitments addressing traffic, pedestrian safety, and area connectivity,

while noting the Staff commitments, which focused on safe pedestrian connections and circulation improvements.

During the Petitioner's rebuttal period, Mr. Tuohy pointed out that a minimum 20-foot-wide landscape buffer with evergreens and deciduous trees would be provided along Mr. Liphold's property line. He made a commitment to meet personally with Mr. Liphold to determine appropriate tree types for the screening buffer behind his home, as a landscape buffer that would extend the full east-west length of the boundary. The landscaping would be in addition to the standard back-lot area between the houses and the property line.

During the Remonstrator's rebuttal period, Mr. Liphold asked for confirmation that the 20-foot buffer was in addition to any additional landscaping that's on the back of the development. Mr. Tuohy agreed and added that all the trees on Mr. Liphold's property would, of course, remain.

The Commission cast their ballots (5-2) for **Petition No. 2025-ZON-046**:

Ayes: Dillon, Garver, Herget, Lyle, Schumacher

Noes: Moriarty, West

The Commission approved Petition No. 2025-ZON-046, subject to the commitments.

ADDITIONAL BUSINESS

President Dillon announced the Negative Findings of Fact documents for **Petition 2025-CVR-828 (2nd Amended)**, which the MDC had denied on August 20, 2025, were to be signed by the Commissioners who had denied the variance petition.

Seeing no additional business, Commissioner Schumacher made a Motion to adjourn; Commissioners Lyle and Garver seconded the Motion. President Dillon adjourned the meeting at 1:41 P.M.

Attest: _____

MDC Secretary

Date

President
Metropolitan Development Commission