

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

**February 18, 2026**

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, February 18, 2026, 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  
Brian P. Murphy, Secretary  
Brigid Robinson  
Bruce Schumacher, Acting Secretary  
Gregg West

The following Commission members were absent:

None

The following City of Indianapolis employees were present:

Megan Vukusich	Director - DMD
Jennifer Fults	Deputy Director, Strategy and Collaboration - DMD
Carmen Lethig	Deputy Director, Planning, Preservation and Design - DMD
Kathleen Blackham	Senior Planner - DMD
Jeffrey York	Manager - DMD
Shannon Norman	Principal Planner II - Ordinance Revision
Michael Weigel	Senior Planner - DMD
Robert Uhlenhake	Senior Planner - DMD
Marty Woeste	Hearing Specialist - DMD
Nancy Whitaker	MDC Hearing Specialist - DMD
Chris Steinmetz	Senior Counseling Attorney - ACC / OCC

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**BUSINESS**

**CALL TO ORDER**

President Dillon called the meeting to order at 1:00 P.M. and led the recitation of the Pledge of Allegiance.

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## MINUTES

Commissioner Garver made a Motion to adopt the Minutes from the February 4, 2026, meeting; Commissioner Herget seconded the Motion; the Commission adopted the Minutes by voice vote (7:0:2) as follows:

Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: Dillon and Moriarty recused themselves from the vote as they were absent on February 4, 2026.

**The Minutes from the February 4, 2026, meeting were adopted.**

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## SPECIAL REQUESTS

The Petitioner's attorney, Brian Tuohy (9294 North Meridian Street, Indianapolis, IN), requested to (1) withdraw the Green factor variance portion of **Petition No. 2026-CVR-801**, as the Petitioner could now comply with the Green factor requirements. Mr. Tuohy also requested (2) a four-day waiver of the 23-day notification period required for written and posted Notice for **Petition Nos. 2026-CZN-801 / 2026-CVR-801**. He noted that this affordable housing project had to close by March 21, 2026, to meet a funding deadline.

### COMPANION PETITIONS TRANSFERRED BY HEARING EXAMINER FOR INITIAL HEARING:

**2026-CZN-801 / 2026-CVR-801 (Amended) | 3919 Moller Road** Approved 2026-CZN-8011 to CCC March 2, 2026. Approved CVR-801 subject to the Findings of Fact.

Pike Township, Council District #5

MU-1 / C-4

Hodges Commons Limited Partnership, Alex Keller

Rezoning of 2.9 acres from the MU-1 and C-4 districts to the D-10 district to provide for apartment uses with an accessory daycare.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 98-unit apartment building and accessory daycare building with a floor area ratio of 0.862 (maximum 0.8 permitted); and a livability space ratio of 0.43 (minimum 0.66 required), and a deficient Green factor score, per plans filed.

President Dillon clarified that the closing deadline was tied to the Petitioner receiving tax credits, which Mr. Tuohy confirmed. Greg Mustric, Vice President, Woda Cooper Companies, confirmed

the closing deadline imposed by IHCD to close on the property was March 21, 2026. Upon questioning by President Dillon, Mr. Mustric confirmed the application for tax credits had been filed.

**President Dillon acknowledged the withdrawal of the variance of the Green factor from Petition No. 2025-CVR-801, amending the Petition.**

Hearing no comments or questions from the Commission or from the public, President Dillon made a Motion to approve the 4-day waiver request; Commissioner Murphy seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

**The Commission granted the 4-day waiver of the 23-day notification period for the written and posted Notice for 2025-CZN-801 and 2025-CVR-801.**

(President Dillon noted that in the MDC Pre-meeting, Staff had indicated that Staff supported the waiver of the 23-day notification period for written and posted Notice.)

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The Petitioner's attorney, Michael Rabinowitch (One Indiana Square, Suite 1800, Indianapolis, IN), requested a waiver of the 3-month wait period required before a petitioner may file new petitions for property which had been part of a withdrawn petition. Mr. Rabinowitch was planning to file two petitions three weeks earlier than the MDC Rules allowed for property at 1533 Saulcy Street. The withdrawn petition had been 2025-REG-067 and was withdrawn on December 11, 2025. His client, a multifamily developer who focused on tax credit development, had the property under contract and asked for a waiver to move forward with the time-sensitive project.

Jeffrey York (Manager, DMD) commented that Staff was in support of the waiver request.

Hearing no comments or questions from the Commission or from the public, President Dillon made a Motion to grant the waiver; Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

Ayes: Garver, Herget, Lyle, Murphy, Robinson, Schumacher, West  
Noes: None  
Recusals: None

**The Commission granted the waiver of the Rules of Procedure, allowing the Petitioner to file the new Petitions three weeks earlier than allowed by the Rules of Procedure.**

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Zach Rodenbarger (5645 Castle Creek Parkway Drive North, Indianapolis, IN) requested a continuance of **Petition No. 2025-ZON-112 (Amended)** to March 18, 2026.

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

Kathleen Blackham (Staff) said Staff had no objection to the request for continuance.

Hearing no further comments or questions from the Commission or from the public, Commissioner Herget made a Motion to approve the continuance request; Commissioner Lyle seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

**The Commission continued Petition No. 2025-ZON-112 (Amended) to the March 18, 2026, meeting.**

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Kathleen Blackham (Staff) requested a continuance for **Petition No. 2025-ZON-140** to March 4, 2026, to allow executed commitments to be filed.

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

**2025-ZON-140 | 1802 Cornell Avenue**

Center Township, Council District #13

Rachel Loveman and Lyle Fettig, by Adam Tyler Murphy

Rezoning of 0.19-acre from the I-3 district to the D-8 district to provide for residential uses.

Hearing no further comments or questions from the Commission or from the public, Commissioner West made a Motion to approve the continuance request; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

**The Commission continued Petition No. 2025-ZON-140 to the March 4, 2026, meeting.**

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Kathleen Blackham (Staff) announced that the petitioner had withdrawn the appeal of the **Petition Nos. 2025-ZON-092 / 2025-VAR-011** and was withdrawing both Petitions.

COMPANION PETITIONS RECOMMENDED FOR DENIAL AND DENIED, RESPECTIVELY, BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:

**2025-ZON-092 / 2025-VAR-011 | 2502 Lambert Street AKA 2501 West Morris Street**

Wayne Township, Council District #17

D-7 (FF) and C-7 (FF)

WRR Renwald Real Estate, LLC, by Benjamin A. Spandau and Thomas R. Steele

Rezoning of 4.79 acres from the D-5 (FF) and C-7 (FF)

districts to the I-3 (FF) district to provide for a commercial parking lot.

Special Exception of the Consolidated Zoning and Subdivision Ordinance to provide for a commercial parking lot for commercial truck and trailer parking.

**President Dillon acknowledged the withdrawal of the appeal of Petition Nos. 2025-ZON-092 / 2025-VAR-011 and the withdrawal of both Petitions.**

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Robert Uhlenhake (Staff) requested a continuance for **Petition No. 2025-CAP-854** to March 4, 2026, to allow executed commitments to be filed.

REZONING PETITION RECOMMENDED FOR APPROVAL BY THE HEARING EXAMINER, NO APPEALED FILED:

**2025-CAP-854 | 6340 Intech Commons Drive**

Pike Township, Council District #6

C-S

ASIntech Park Partners, LLC, by Timothy E. Ochs and Jennifer Milliken

Modification of Commitments related to petition 98-Z-233 to modify Commitment 20 to provide for no more than two free-standing fast food or drive-through restaurants within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than two hundred feet (200 feet) to the east right-of-way of Intech Boulevard (current commitment limits the number of free-standing fast food or drive-through restaurants to one within 'Area "F", within three hundred forty-five feet (345 feet) of the existing centerline of 71st Street, and the west line of the outlot (in an east-west direction) upon which it is located shall not be closer than four hundred feet (400 feet) to the east right-of way of Intech Boulevard.

Hearing no comments or questions from the Commission or from the public, Commissioner Robinson made a Motion to approve the continuance request; Commissioner Garver seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

Noes: None

Recusals: None

President Dillon relayed to Mr. Uhlenhake that he had a lot of questions about the Petition and wanted to discuss the Petition on March 4 before voting on it.

**The Commission continued Petition No. 2025-CAP-854 to the March 4, 2026, meeting.**

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**POLICY RESOLUTIONS**

**REAL ESTATE:**

**2026-R-006** Authorizes the Department of Metropolitan Development to convey property interests to IndyGo to facilitate construction of the Blue Line Bus Rapid Transit system to best serve the interests of the community.

**2026-R-007** Authorizes the Department of Metropolitan Development to expend \$9,460 for necessary structural assessments at the Former Indiana Women's Prison property.

**2026-R-008** Authorizes the Department of Metropolitan Development to convey title or an option to purchase title of Property to Transferee as approved by Vacant to Vibrant Review Committee for the purpose of providing development that will best serve the interest of the City.

**COMMUNITY INVESTMENTS:**

**2026-C-002** Authorizes the Department of Metropolitan Development to enter into an agreement with Horizon House, Inc. to develop a 16-unit Permanent Supportive Housing (PSH) development for chronically homeless households in an amount not to exceed \$1,326,121 from the Indianapolis Housing Trust Fund.

President Dillon noted that **Resolution Nos. 2026-R-006, 2026-R-007, 2026-R-008, and 2026-C-002** did not stand for public hearing. While referring to **Resolution No. 2026-C-002**, he commented that Goodwill and Horizon House had merged into a partnership, and the Goodwill Board now provided oversight of the entire operation. President Dillon also noted that the Commission had received a commitment from Staff to provide the Commission with ongoing updates about the firehouse as it pertained to **Resolution No. 2025-R-006**.

Hearing no additional comments or questions from the Commission or from the public, Commissioner Murphy made a Motion to approve **Resolution Nos. 2026-R-006 (8:0:1), 2026-R-007, (9:0:0), 2026-R-008 (9:0:0), and 2026-C-002 (9:0:0)**; Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon, Garver, Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West  
(except Commissioner Lyle recused himself for 2026-R-006)  
Noes: None  
Recusals: Commissioner Lyle recused himself from the vote on 2026-R-006 only.

**The Commission approved Resolution Nos. 2026-R-006, 2026-R-007, 2026-R-008 and 2026-C-002.**

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**PETITIONS OF NO APPEAL**

**Petitions Recommended for Approval by the Hearing Examiner:**

**2025-APP-020 | 7979 North Shadeland Avenue**

Lawrence Township, Council District #3

HD-2

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

Hospital District Two Approval to provide for a sign package to include two canopy signs and four incidental signs.

**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.

**2025-ZON-137 | 2447 West 14th Street**

Center Township, Council District #12  
Centro de Avivamiento Casa de Dios y Luz Para las Naciones, Inc., by Justin Kingen and Kate Mennega  
Rezoning of 2.39 acres from the SU-1 district to the SU-2 district to provide for educational uses.

**2025-ZON-138 | 7125 Fall Creek Road**

Lawrence Township, Council District #3  
Central Indiana Council, Boy Scouts of America, by Timothy Ochs and Jennifer Milliken  
Rezoning of 11.93-acres from the SU-7 (FF) district to the C-S (FF) classification to provide Business, art, or other post-secondary proprietary school, Community Center, Museum, Library or Art Gallery, Medical or Dental Offices, Centers or Clinics, Medical or Dental Laboratory, Financial and Insurance Services, Hair and Body Care Salon or Service, Indoor Recreation & Entertainment, Food Preparation, Banquet Facility or Event Center, Office: Business, Professional or Government, and Information Technology R&D with any accessory use associated with the C-1 District and those associated with a permitted use.

**2025-ZON-142 | 2063 Yandes Street**

Center Township, Council District #13  
RD Construction & Holding LLC, by John Cross  
Rezoning of 0.31-acre from the I-3 district to the D-8 district to provide for residential uses.

**2025-CZN-858 | 2111 Columbia Avenue**

Center Township, Council District #13  
Clarence Lyles, IV, by Matthew Lyles  
Rezoning of 0.13-acre from the I-3 district to the D-8 district to provide for a four-unit small apartment.

Hearing no other questions or comments, Commissioner Moriarty made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2025-APP-020, 2025-ZON-094, 2025-ZON-137, 2025-ZON-138, 2025-ZON-142, and 2025-CZN-858]** that the Hearing Examiner recommended for approval; Commissioner West seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

**The Commission approved Petition Nos. 2025-APP-020, 2025-ZON-094, 2025-ZON-137, 2025-ZON-138, 2025-ZON-142, and 2025-CZN-858.**

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**PETITION FOR PUBLIC HEARING**

**REZONING PETITION RECOMMENDED FOR DENIAL BY HEARING EXAMINER, APPEAL FILED BY PETITIONER:**

**2025-ZON-126 | 3441 West Washington Street**

Wayne Township, Council District #17  
Jesus Ivan Ibarra Tamayo  
Rezoning of 0.76-acre from the I-3 (FF) (TOD) district to the C-5 (FF) (TOD) district to provide for general commercial uses.

President Dillon explained the rules of procedure for the hearing. He noted that the petition had come before the Commission twice previously, resulting in two tie votes. He noted that with nine members present at this hearing, the matter would be resolved.

The Petitioner's representative, Edgar Gonzalez (6705 Brookhaven Drive, Indianapolis, IN), explained that he and his cousin wanted to operate a small used car sales business at the location. He noted that the site resembled a mechanic shop with one garage bay and that the surrounding area consisted of repair shops and dealerships. Mr. Gonzalez explained that a dealership had previously operated on the property, which led them to believe the site was a suitable location for their business. He said he was unaware of the zoning requirements when they invested their money in cars and tools to start the business. He said he and his cousin lived close to the location.

Jeffery York (Manager, Current Planning) presented Staff's analysis of the petition. Mr. York noted that C-5 rezoning was broader than just used car sales, in that it permitted heavy commercial uses such as nightclubs, firearm stores, liquor stores, gas stations, and allowed unlimited outdoor operations and storage of inoperable vehicles. Staff had also raised environmental concerns, noting the site was in a floodway fringe overlay zone near Eagle Creek, and that fluids leaking from the stored vehicles could contaminate the soil and waterway. Mr. York pointed out that any rezoning would run with the land, meaning it would remain in effect even if the property were sold. Staff indicated it would support a rezoning to the C-3 district (neighborhood commercial zoning), which would allow various retail and personal and professional services, among other uses that were shared, but C-3 zoning would prohibit outdoor operations and storage, making it more appropriate for the site and area. Mr. York argued that the site had the infrastructure to encourage neighborhood-oriented businesses. Staff strongly recommended denial of the Petition.

Commissioner Murphy inquired whether any commitments had been requested from the Petitioner or had the Petitioner offered any. Mr. York replied that none had been requested or offered. Commissioner Murphy then explored whether the Petitioner would commit to restricting the more intense uses allowed by C-5 zoning, and Mr. York confirmed that commitments would be possible, would run with the land, and could only be modified by coming back before the Commission. Commissioner Murphy then asked Mr. Gonzalez whether he would be willing to commit to limiting the property's use to solely auto sales and auto repair, and Mr. Gonzalez agreed.

Commissioner Lyle asked that the record reflect that the Petitioner would erect a fence along the back of the property to prevent access to the watershed area near Eagle Creek. Mr. Gonzalez confirmed he would make that commitment. Mr. Gonzalez also noted that the cars shown in the photos of the lot were no longer there.

President Dillon asked Staff to read the commitments back for the record. Mr. York stated that the first commitment would be only auto sales. After a discussion about the wording for the second commitment for the fence, which involved Mr. York, MDC Counsel Chris Steinmetz, and Shannon Norman (Principal Planner II), it was clarified that the fence would be erected along the boundary of the flood fringe delineation to prevent vehicles from being stored in or access to the flood fringe area. Mr. Gonzalez agreed to this specific commitment.

President Dillon noted for the record that City-County Councilor Jared Evans (CD #17) had submitted a strong letter of denial and fully (100%) opposed the project.

During rebuttal, Mr. Gonzalez emphasized that he was willing to work with whoever was necessary to ensure compliance, and he committed to follow all rules and laws if the Petition was approved.

The Commission marked their ballots as follows (5:4:0):

Ayes: Garver, Lyle, Moriarty, Murphy, Robinson

Noes: Dillon, Herget, Schumacher, West

Recusals: None

President Dillon emphasized to Mr. Gonzalez that the two commitments, to which Mr. Gonzalez had agreed, were binding and must be adhered to, noting that Code Enforcement took the matter seriously.

**The Commission approved Petition No. 2025-ZON-126, subject to the commitments made during the hearing.**

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COMPANION PETITIONS TRANSFERRED BY HEARING EXAMINER FOR INITIAL HEARING:

**2026-CZN-801 / 2026-CVR-801 (Amended) | 3919 Moller Road**

Pike Township, Council District #5

MU-1 / C-4

Hodges Commons Limited Partnership, Alex Keller

Rezoning of 2.9 acres from the MU-1 and C-4 districts to the D-10 district to provide for apartment uses with an accessory daycare.

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 98-unit apartment building and accessory daycare building with a floor area ratio of 0.862 (maximum 0.8 permitted), and a livability space ratio of 0.43 (minimum 0.66 required), and a deficient Green factor score, per plans filed.

President Dillon explained the rules of procedure for the hearing. President Dillon noted no remonstrators were present.

It was clarified at this point, after discussions between President Dillon, the Petitioner's attorney, Brian Tuohy, and Commissioner Murphy, that 2025-CVR-801 was being amended to remove only the Green factor variance request from the variance Petition 2025-CVR-801.

While referring to an electronic presentation, the Petitioner's attorney, Brian Tuohy (9424 North Meridian Street, Indianapolis, IN), was joined by Greg Mustric, Vice President, Woda Cooper Company, Danar Beaman, and Mary Clark, Executive Director of the International Marketplace Coalition. Mr. Tuohy noted the following points. The site was approximately three acres on the east side of Moller Road, currently occupied by a St. Vincent Pace Adult Daycare building. The location was attractive due to its walkability, as it was near a public library, a grocery store, and the existing adult daycare. The proposed development was a four-story, 98-unit affordable housing community with a separate on-site daycare center, fitness room, craft room, community room, and an on-site manager. Parking was behind the building and screened from Moller Road. Rents were expected to range from \$1,000 to \$1,475 per month. The project represented approximately a \$31 million investment, with construction expected to be completed in spring 2027. The development would provide 116 parking spaces against a requirement of 81. The Pike Township Residence Association (PTRA) voted unanimously in support, the Lafayette Square International Marketplace Coalition supported the Petition, and approximately 68 notices had been sent to surrounding property owners, and no objections were received.

Michael Weigel (Staff) said Staff recommended approval of the rezoning to D-10 district and the two variances that were remaining after the earlier amendment in the meeting (i.e., after removal of the Green factor variance). The D-10 district would accommodate the proposed uses. The landscaping plan was amended to meet the Green factor requirement, making the third variance unnecessary. Staff believed the remaining two variances to be minor in nature. Mr. Weigel noted that a dedication of three and a half feet of ROW on Moller Road was planned greenway, and four heritage trees on the site would require Administrator's Approval for removal and replanting mitigation. Staff was unaware of any remonstrance.

Commissioner Murphy asked if Staff had copies of the two letters of support mentioned by Mr. Tuohy. Mr. Weigel said he did not have those letters on file but had received verbal confirmation of support. Commissioner Murphy requested that the Petitioner submit the letters to the file post-hearing.

During the rebuttal, Mr. Tuohy agreed to submit the letters, stating that the President of PTRRA had committed to sending a letter. Mr. Tuohy noted Mary Clark, Executive Director of the International Marketplace Coalition (correcting the name as stated earlier), would also send the letter supporting the Petition.

Hearing no other comments or questions from the Commission or from the public, President Dillon made a Motion to approve **Petition Nos. 2026-CZN-801 and 2026-CVR-801**; Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote (9:0:0) as follows:

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

**The Commission approved Petition No. 2026-CZN-801 and Petition No. 2026-CVR-801, as amended earlier in the meeting. The Commission also adopted the Findings of Fact for Petition No. 2026-CVR-801.**

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REZONING PETITION SCHEDULED FOR INITIAL HEARING:

**2025-ZON-135 | 223 Lynn Street**

Center Township, Council District #18

Goodwill of Southern Indiana, Inc., by Joseph D. Calderon

Rezoning of 1.76 acres from the SU-7 district to the D-P district to provide for a mixed-use development, with commercial offices, a school, a community center, and multi-family dwellings.

President Dillon explained the rules of procedure for the hearing. He noted that a Remonstrator was present.

While referring to a paper exhibit, the Petitioner's attorney, Joseph Calderon (11 South Meridian Street, Indianapolis, IN), explained that the property was in a Stringtown neighborhood near Elder Street, just north of the railroad tracks, on a formerly vacant site previously used by a construction and environmental company, later owned by Lord's Pantry and Anna's House. The project was a permanent supportive housing development modeled after the successful Horizon House program operating on the east side near Washington Street. Phase One would consist of

2a 16-unit two-story building and a community building on the east portion of the site. Phase Two, not yet funded, would add 32 units on the west side. Parking had been revised to 25 spaces plus handicapped spots. A landscaping buffer and privacy fence would be installed along the south side, facing the railroad tracks. The D-P zoning would limit uses to housing, with office, school, and community center as alternative uses, and would set 10-foot yard requirements along the property perimeter. Mr. Calderon noted that Staff supported the Petition and that conversations with the Stringtown neighborhood representative had gone well.

Remonstrator Virginia Gee (268 Miley Street, Indianapolis, IN) spoke against the project. While acknowledging the good intentions behind the project and her own volunteer work at Anna's House, she expressed concern that placing a homeless housing facility in the middle of the neighborhood, near a Goodwill Excel Center high school, would attract more drugs, crime, and transient activity, negatively impacting the property values and quality of life. She argued the project would be located on the outskirts of the neighborhood rather than in the center.

Kathleen Blackham (Staff) acknowledged the unusual case where Staff was recommending approval of the Petition, despite the Comprehensive Plan calling for light industrial use for the site. Staff had noted that the surrounding area to the west, north, and east was already residential, with only the railroad ROW to the south as a non-residential boundary. Staff believed that the proposed use, combined with the supportive services, would be appropriate for the neighborhood and would add to the residential character. Commissioner Murphy asked about surrounding land uses, and Ms. Blackham confirmed that the large triangular area to the west was a vacant, former commercial building, with residential uses further north.

During the Petitioner's rebuttal period, Peter Malloy, Board President, Lord's Pantry and Anna's House, spoke about the longstanding community presence of Lord's Pantry and Anna's House in the Stringtown area, founded by Lucius Newsom 37 years ago. He acknowledged the ongoing challenges of drugs and homelessness in the neighborhood but noted it was a continuation of the community-improvement mission that his organization had always pursued. He noted productive pre-hearing conversations with neighbors about security and working with IMPD, expressing optimism for future partnership.

During the Remonstrator's rebuttal period, Virginia Gee reiterated her concerns about the potential adverse effects that would result from the proposed development.

Seeing no further questions, President Dillon directed the Commission to their ballots.

The Commission marked their ballots as follows (9:0:0):

Ayes: Dillon, Garver, Herget, Lyle, Moriarity, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: None

**The Commission approved Petition No. 2025-ZON-135, subject to the D-P statement.**

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### **ADDITIONAL BUSINESS**

Seeing no additional business, Commissioner Garver made a Motion to adjourn. Hearing no objections, President Dillon adjourned the meeting at 2:20 P.M.



President  
Metropolitan Development Commission

Attest: Brian P. Murphy  
MDC Secretary

Date: March 4, 2026