

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

June 17, 2026

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, June 17, 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:

Brandon Herget
Brent Lyle
Daniel Moriarty
Brian P. Murphy (Secretary), Acting President
Brigid Robinson
Bruce Schumacher, Acting Secretary
Gregg West

The following Commission members were absent:

John J. Dillon III, President

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
Piers Kirby	Administrator, Real Estate and Brownfield Redevelopment – DMD
Kathleen Blackham	Senior Planner – DMD
Robert Uhlenhake	Senior Planner – DMD
Josh Levesque	Senior Planner – DMD
Michael Weigel	Principal Planner I – DMD
Adrienne Baker	Principal Planner I – DMD
Jeffrey York	Manager, Current Planning – DMD
Bryce Patz	Administrator, Current Planning – DMD
Nancy Whitaker	Board Specialist – DMD
Chris Steinmetz	Senior Counseling Attorney – ACC / OCC

BUSINESS

CALL TO ORDER

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

MINUTES

Commissioner Robinson made a Motion to adopt the Minutes from the June 3, 2026 meeting; Commissioner Lyle seconded the Motion; the Commission adopted the Minutes by a roll-call vote (7:0:0) as follows:

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

The Minutes from the June 3, 2026 meeting were adopted.

SPECIAL REQUESTS

Robert Uhlenhake (Staff) announced that an email from the Petitioner had been received earlier in the day withdrawing **Petition No. 2026-ZON-023** and removing it from the Zoning Petitions for Public Hearing docket.

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

2026-ZON-023 | 5436 Brookville Road

Warren Township, Council District #14

Brew Brothers Inc, by Baldeep Baidwan

Rezoning of 1.6 acres from the C-3 district to the I-2 district to provide for light industrial uses, including warehousing and distribution.

Acting President Murphy acknowledged the withdrawal of Petition No. 2026-ZON-023.

Jeffrey York (Manager, Current Planning) announced that **Petition No. 2026-ZON-036** was being removed from the Petitions of No Appeals docket as the Petition had been approved by the MDC on June 3, 2026.

Acting President Murphy acknowledged the removal of Petition No. 2026-ZON-036 from Petitions of No Appeals docket.

POLICY RESOLUTIONS

Nancy Whitaker (Board Specialist, DMD) read the following Policy Resolutions into the record:

REAL ESTATE

2026-R-017 Authorizes the Department of Metropolitan Development to extend contract number 19105 with Stevenson Legal Group to December 31, 2027, and add \$20,000 to the contract.

2026-R-018 Authorizes the Department of Metropolitan Development to cooperate with the Indianapolis Fire Department to acquire and facilitate redevelopment of the Property at 834 East Westfield Boulevard, aka 6330 Guilford Avenue.

2026-R-019 Authorizes the Department of Metropolitan Development to modify or enter into a new agreement for development of the Drake property at 3060 North Meridian Street.

2026-R-020 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.

ECONOMIC DEVELOPMENT / INCENTIVES

2026-A-026 Preliminary Economic Revitalization Area Resolution for CCBCC Operations LLC, located at 5000 West 25th Street, Council District #11, Wayne Township. (Recommend approval of four (4) years personal property tax abatement.)

2026-A-027 Preliminary Economic Revitalization Area Resolution for Olson Custom Designs LLC, located at 6803 Coffman Road, Council District #6, Pike Township. (Recommend approval of five (5) years personal property tax abatement.)

Acting President Murphy made a Motion to continue **Resolution No. 2026-R-018** to July 1, 2026; Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote as follows:

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

Resolution No. 2026-R-018 was continued to July 1, 2026.

Acting President Murphy noted that **Resolution Nos. 2026-R-017, 2026-R-019, 2026-R-020, 2026-A-026, and 2026-A-027** did not stand for public hearing. Hearing no comments or questions, Commissioner West made a Motion to approve those Resolutions [**Resolution Nos. 2026-R-017 (7:0:0), 2026-R-019 (7:0:0), 2026-R-020 (7:0:0), 2026-A-026 (7:0:0), and 2026-A-027 (7:0:0)**]; Commissioner Moriarty seconded the Motion; the Motion was carried by a roll-call vote as follows:

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

The Commission approved Resolution Nos. 2026-R-017, 2026-R-019, 2026-R-020, 2026-A-026, and 2026-A-027.

PETITIONS OF NO APPEAL

Nancy Whitaker (Board Specialist, DMD) read the following Petitions into the record.

Petitions Recommended for Approval by the MDC Hearing Examiner:

2026-APP-008 | 7979 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 one additional building wall sign.

2026-APP-009 | 8401 Harcourt Road

Washington Township, Council District #2

HD-1

St. Vincent Hospital and Health Care Center Inc., by Joseph D. Calderon

Hospital District-One Approval to provide for the replacement of existing common areas with a new therapeutic garden and outdoor amenities.

2026-ZON-002 | 456 South Emerson Avenue

Center Township, Council District #14

Singh Auto Repair LLC, by Steven Brown

Rezoning of 0.42-acre from the D-5 district to the C-3 district to provide for commercial uses.

2026-ZON-025 | 1719 Roosevelt Avenue

Center Township, Council District #8

Diego Abraham Gomez Lara, by Jorge Oscar Gonzales Vasquez

Rezoning of 0.12-acre from the C-3 district to the D-8 district to provide for residential development.

2026-ZON-033 | 4200 South Harding Street

Perry Township, Council District #22

Hanson Aggregates, Midwest Inc., by Misha Rabinowitch

Rezoning of 20.18 acres from the I-4 (FF) district to the I-4 (FF) (GSB) district to provide for mining operations.

2026-ZON-037 | 23 Woodland Drive

Center Township, Council District #18

Keyon Johnson, by RG Development (Josh Smith)

Rezoning of 0.081 acres from the C-7 (TOD) district to the D-5 (TOD) district to allow for the construction of a single-family home.

2026-CAP-811 | 1258 Windsor Street

Center Township, Council District #13

Indianapolis Film Project, by Justin Kingen

Modification of Commitments associated with 2018-MOD-008, relative to the subject site, to terminate all commitments, and to replace them with updated commitments for the existing use on the site and new commitments to provide for proposed pocket park, with pedestrian features. The proposed commitments include restrictions for signage, façade and material guidance, and use of site as a theatre, family-friendly restaurant and a gathering or event space.

2026-CZN-817 | 2504–2542 (even) and 2511–2543 (odd) Walker Place

Center Township, Council District #19

Sueson AV 3, LLC, IHR Builders, LLC, and Walker Place Equity Fund, LLC, by Joseph D. Calderon

Rezoning of 4.597 acres from the D-P district to the D-5II district to provide for single-family attached dwellings.

2026-CAP-818 | 1440 East County Line Road

Perry Township, Council District #23

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

Hospital District Two Approval to provide for a sign program for a medical facility.

2026-CZN-819 | 5849 Crittenden Avenue

Washington Township, Council District #7

Roman Catholic Archdiocese of Indianapolis Properties, Inc., as Trustee, Bishop Chatard High School, Inc., by Brian J. Tuohy

Rezoning of 0.48-acre from the D-5 district to the SU-2 district to provide for school uses.

Hearing no other questions or comments, Commissioner Schumacher made a Motion to approve the above-listed **Petitions of No Appeal** [Petition Nos. 2026-APP-008 (7:0:0), 2026-APP-009 (7:0:0), 2026-ZON-002 (7:0:0), 2026-ZON-025 (7:0:0), 2026-ZON-033 (5:0:2), 2026-ZON-037 (7:0:0), 2026-CAP-811 (7:0:0), 2026-CZN-817 (6:0:1), 2026-CAP-818 (7:0:0), and 2026-CZN-819 (6:0:1)] that the Hearing Examiner recommended for approval; Commissioner Herget seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Herget, Lyle, Moriarty, Murphy, Robinson, Schumacher, West (with recusals noted below)

Noes: None

Recusals: Commissioner Herget and Lyle recused themselves on Petition No. 2026-ZON-033; Commissioner West recused himself on Petition No. 2026-CZN-817; Commissioner Murphy recused himself on Petition No. 2026-CZN-819.

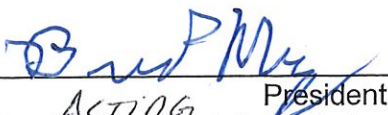
The Commission approved Petition Nos. 2026-APP-008, 2026-APP-009, 2026-ZON-002, 2026-ZON-025, 2026-ZON-033, 2026-ZON-037, 2026-CAP-811, 2026-CZN-817, 2026-CAP-818, and 2026-CZN-819.

PETITIONS FOR PUBLIC HEARING

None.

ADDITIONAL BUSINESS

Seeing no additional business, Acting President Murphy asked for a Motion to adjourn. Commissioner Lyle made a Motion to adjourn. Hearing no objections, Acting President Murphy adjourned the meeting at 1:13 P.M.



ACTING President
Metropolitan Development Commission

Attest: Bruce Schneider
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 ACTING MDC Secretary

Date: July 1, 2022