

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

September 2, 2026

The regular meeting of the Metropolitan Development Commission (MDC) of Indianapolis-Marion County, IN, was held on Wednesday, September 2, 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
Brandon Herget
Brent Lyle
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
Kathy Frazier Battle	Principal Program Manager, Economic Incentives - DMD
Kathleen Blackham	Senior Planner - DMD
Robert Uhlenhake	Senior Planner - DMD
Josh Levesque	Senior Planner - DMD
Jeffrey York	Manager, Current Planning - DMD
Noah Pappas	Manager, Current Planning - DMD
Bryce Patz	Administrator, Current Planning - DMD
Nancy Whitaker	Administrative Coordinator - DMD
Chris Steinmetz	Senior Counseling Attorney - ACC / OCC

BUSINESS

CALL TO ORDER

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

MINUTES

Commissioner Lyle made a Motion to adopt the Minutes from the August 19, 2026 meeting; Commissioner Murphy seconded the Motion; the Commission adopted the Minutes by a roll-call vote (6:0:1) as follows:

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

The Minutes from the August 19, 2026 meeting were adopted.

SPECIAL REQUESTS

Kathleen Blackham (Staff) requested a continuance for cause for **Petition No. 2026-CZN-828** to the October 7, 2026 meeting and that the Commission schedule the Petition for a Public Hearing for that date, in order to address issues surrounding the Plan of Operations and outstanding commitments.

2026-CZN-828 | 1170 Kentucky Avenue

Center Township, Council District #18

KM23 Property, LLC, by Justin Kingen

Rezoning of 1.569 acres from the C-1 (FF) district to the C-4 (FF) district to provide for commercial uses.

Hearing no other comments, Commissioner Herget made a Motion to continue **Petition No. 2026-CZN-828** to the October 7, 2026 meeting, with a Public Hearing to be scheduled for that date; Commissioner Robinson seconded the Motion; the Motion was carried by a roll-call vote (7:0:0) as follows:

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

The Commission continued Petition No. 2026-CZN-828 to the October 7, 2026 meeting, for a Public Hearing.

POLICY RESOLUTIONS

Nancy Whitaker (Administrative Coordinator, DMD) read the following Policy Resolutions into the record:

REAL ESTATE:

2026-R-028 Authorizes the Department of Metropolitan Development to amend the Agreement with Raven Commercial Group LLC to increase the total contractual not-to-exceed amount to \$325,000 in order to provide security enhancements at Union Station.

PLANNING:

2026-P-010 Authorizes the Department of Metropolitan Development to enter into a professional services agreement with Opticos Design, Inc. in an amount not to exceed \$252,500 for the creation of residential pre-reviewed architectural plans.

President Dillon noted that **Resolution Nos. 2026-R-028 and 2026-P-010** did not stand for public hearing. Hearing no comments or questions, Commissioner Murphy made a Motion to approve **Resolution No. 2026-R-028 (7:0:0)** and **Resolution No. 2026-P-010 (7:0:0)**; Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote as follows:

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

The Commission approved Resolution Nos. 2026-R-028 and 2026-P-010.

PETITIONS OF NO APPEAL

Nancy Whitaker (Administrative Coordinator, DMD) read the following Petitions into the record.

Petitions Recommended for Approval by the MDC Hearing Examiner:

2026-APP-012 | 7431 West 34th Street

Wayne Township, Council District #11

PK-2

Luis Gonzalez Nunez, by Brianna Cushman

Park District Two Approval to provide for an addition to an existing single-family detached dwelling and a detached garage.

2026-MOD-001 | 7536 South Emerson Avenue

Perry Township, Council District #24

D-P

HSL Emerson, LLC, by Joseph D. Calderon

Modification of the site plan and Development Statement related to 2023-ZON-050 to remove age restriction of head of household (head of household being at least 55 years of age); allow multi-family units within five buildings (multi-family units limited to a single building); remove all references to Lot A; provide for a clubhouse and pool as a permitted accessory use; reduce accessory use setback along southern property line to 10 feet (accessory use setback along southern property line required 20 feet); provide for no less than 200 parking spaces (no less than 130 parking spaces allowed); provide for required bicycle parking spaces; and amend site plan in accordance with the amended Development Statement.

2026-MOD-004 | 8133 East 96th Street

Lawrence Township, Council District #4

C-4

French Associates LLC, by Ashley Wallis

Modification of Commitments related to 95-Z-55 (#1995-0116318), to modify Commitment #2, to permit development that is consistent and generally in conformance with the submitted site plan, file-dated August 2, 2025 (current commitment limits development to site plan file dated August 22, 1995).

2026-ZON-062 | 1234 West 30th Street

Center Township, Council District #12

Trending Transportation CL and Hauling, by Keith Radcliff

Rezoning of 0.13-acre from the C-3 district to the D-5 district to provide for single-family residential development.

2026-ZON-063 | 3009 and 3015 North Gale Street

Center Township, Council District #8

REDX Group LLC, by Alex Sedique

Rezoning of two lots, totaling 0.35-acre, from the SU-1 district to the D-5 district to provide for residential purposes.

2026-ZON-064 | 1004 South Keystone Avenue

Center Township, Council District #18

RET Holdings II LLC, by Madelynn Turner

Rezoning of 0.11-acre from the I-3 district to the D-5 district to legally establish an existing single-family dwelling and for construction of a detached accessory building.

2026-ZON-052 and 2026-APP-013 | 8700 West 30th Street

Wayne Township, Council District #11

Metropolitan School District of Wayne Township, by Benjamin Jackson

Rezoning of 28.53 acres from the SU-2 district to the PK-1 district for playground and sport court facilities with accessory parking; and Park District-One Approval to provide for the construction of a comfort shelter and for repaving and restriping of existing parking and sport court areas.

2026-CZN-831 | 1144 South Belmont Avenue

Center Township, Council District #18

Alex Kercheval, by Ryan M. Spahr

Rezoning of 0.25-acre from the D-5 district to the C-3 district to provide for commercial uses.

2026-CZN-839 | 947 Eastern Avenue

Center Township, Council District #13

Melissa Yurechko, by Justin Kingen

Rezoning of 0.08-acre from the C-3 district to the D-5 district to provide an attached garage for an existing detached single-family dwelling.

2026-REG-015 | 412 West McCarty Street, 1717 and 1721 Chadwick Street

Center Township, Council District #18

CBD-2 (RC)

TWG 412 McCarty Street, LLC, by Joseph D. Calderon

Regional Center Approval to provide for a six-story, mixed-use development, consisting of 270 dwelling units, 204 parking spaces within an integrated parking garage, and approximately 6,500 square feet of commercial and retail space.

Hearing no other questions or comments, Commissioner Murphy made a Motion to approve the above-listed **Petitions of No Appeal [Petition Nos. 2026-APP-012 (7:0:0), 2026-MOD-001 (7:0:0), 2026-MOD-004 (7:0:0), 2026-ZON-062 (7:0:0), 2026-ZON-063 (7:0:0), 2026-ZON-064 (7:0:0), 2026-ZON-052 (7:0:0), 2026-APP-013 (7:0:0), 2026-CZN-831 (7:0:0), 2026-CZN-839 (7:0:0), and 2026-REG-015 (6:0:1)]** that the Hearing Examiners had recommended for approval;

Commissioner Schumacher seconded the Motion; the Motion was carried by a roll-call vote as follows:

Ayes: Dillon (except for 2026-REG-015), Herget, Lyle, Murphy, Robinson, Schumacher, West

Noes: None

Recusals: Dillon (2026-REG-015 only)

The Commission approved Petition Nos. 2026-APP-012, 2026-MOD-001, 2026-MOD-004, 2026-ZON-062, 2026-ZON-063, 2026-ZON-064, 2026-ZON-052, 2026-APP-013, 2026-CZN-831, 2026-CZN-839, and 2026-REG-015.

PETITIONS FOR PUBLIC HEARING

None.

ADDITIONAL BUSINESS

Seeing no additional business, President Dillon adjourned the meeting at 1:13 P.M.

Attest: _____


MDC Secretary

Date: _____

September 17, 2026



President
Metropolitan Development Commission