



CITY OF LAWRENCE COMMON COUNCIL  
OF MARION COUNTY, INDIANA  
PETITION FOR REZONING

DOCKET #: \_\_\_\_\_

ADDRESS OF PREMISES AFFECTED: 7848 Pendleton Pike, Lawrence, IN 46226

STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): Paramjit Singh PHONE: 317-260-8950

PETITIONER(S) E-MAIL: singh7811@comcast.net

PETITIONER(S) ADDRESS: 3402 Georgetown Road, Indianapolis, IN 46224

STREET ADDRESS CITY STATE ZIP

AGENT: Thomas Pottschmidt PHONE: 317-995-1965

AGENT E-MAIL: omega.engineeringllc@gmail.com

AGENT ADDRESS: 6731 Winnock Drive, Indianapolis, IN 46220-4177

STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): Paramjit Singh PHONE: 317-260-8950

IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: singh7811@comcast.net

OWNER(S) ADDRESS: 3402 Georgetown Road, Indianapolis, IN 46224

STREET ADDRESS CITY STATE ZIP

IS/ARE THE PETITIONER(S) THE OWNER(S) OF ONE HUNDRED PERCENT (100%) OF THE ARE INVOLVED IN THE PETITION?

☒ YES

☐ NO

LEGAL DESCRIPTION (CHECK ONE):

COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED

PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT MAP ATTACHED

SUBDIVISION NAME: \_\_\_\_\_ SECTION: \_\_\_\_\_

LOT NUMBER(S): \_\_\_\_\_

IS THIS PROPERTY THE SUBJECT OF ANY CODE ENFORCEMENT ACTION? YES ☒ NO

WAS THIS PROPERTY THE SUBJECT OF ANY PREVIOUS PETITION(S)? YES ☒ NO

IF YES, LIST THE DOCKET NUMBER(S): \_\_\_\_\_

CURRENT ZONING: I-3 & C-5 TOWNSHIP: Lawrence ACREAGE: 1.524 +/-

EXISTING USE OF THE SUBJECT PREMISES: Used Auto Dealership & Auto Repair

PROPOSED ZONING: C-5

PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED REQUEST: STATE THE SPECIFIC ORDINANCE(S), STANDARDS(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED, IF ANY (ATTACH ADDITIONAL PAGES, IF NECESSARY).

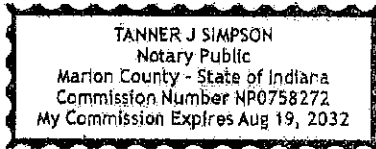
Currently, part of this parcel is zoned C-5 but another part is zoned I-3. It is the desire of the owner to have the entire parcel zoned C-5 in order to have various businesses to lease out. The current thought is to have a salon, a laundromat, and a convenient store located in this building, along with the current use of an auto repair shop. The auto repair shop is allow under I-3 but the other uses are not permitted under I-3, thus the request to change the zoning to all C-5.



THE ABOVE INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

*Tanner J Simpson*  
SIGNATURE(S) OF PETITIONER(S) OR AGENT

\_\_\_\_\_  
SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER



STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF January, 2025

NOTARY PUBLIC *Tanner J Simpson* PRINTED NAME Tanner Simpson

MY COMMISSION EXPIRES Aug 19, 2032 COUNTY OF RESIDENCE Marion



City of  
**Lawrence**  
Indiana

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**FILING CHECKLIST FOR REZONING PETITION**  
*Please read carefully*

All documents must be legible. All text documents must be typewritten or computer generated. All drawings, such as site plans, elevations, sign details, maps and surveys must be drawn to an appropriate scale, dimensioned and in ink.

Your ReZoning Packet must be filed electronically via [permits@cityoflawrence.org](mailto:permits@cityoflawrence.org) or in person at: Lawrence Government Center, 9001 E 59<sup>th</sup> St., Ste 205, Lawrence, IN 46216. In person filings will still require an electronic submittal.

Filing fees must be paid to receive a docket number. Any additional fees must be paid prior to the initial hearing.

**Your initial packet must include the following:**

- a. Completed Petition signed by the owner of the subject property or an authorized agent, notarized.
- b. One (1) copy of a general location or area map indicating (in a reproducible manner) the location of the property and the surrounding area. Maps created using Internet mapping sites are acceptable.
- c. Legal description attached to the petition.
- d. Metes and bounds descriptions should include the perimeter survey, drawn to scale. - or - Recorded subdivision legal description includes lot number, section number, subdivision name, plat book number with page number and must include a plat map (plat maps are available in Room 741 of the City-County Building for a nominal charge).
- e. If the petition requests a C-S or D-P classification, a site plan must be filed. Plans must be legible and drawn to a scale of 1=10, 1=20, 1=30, or 1=40. Additional information may be required, but at the minimum, plans must include the information described on the site plan form. If the petition requests a D-P classification, a written development statement must also be submitted.
- f. If the "Statement of Commitments" forms are filed, forms must be signed by the current owner of record. Agents are not acceptable. Legible legal description must be included.
- g. Non-refundable filing fee. Consult the Rules of Procedure for the applicable fee amounts.
- h. On-site hearing notice sign. The On-Site Notice must be posted in a conspicuous location along each frontage of the affected property.
- i. Surrounding property owners. As part of the legal notice requirement, the petitioner is required to notify the owners of surrounding properties per the Rules of Procedure. Petitioners can request a list of those property owners requiring notice of their petition. The list of owners compiled will be provided to the petitioner via email on label form. Petitioners are still required to make copies of the legal notice and mail it to the list provided.

Contact person identified. This Contact Person is notified when additional information is required and receives the written Staff Report.

Name (print): Thomas L. Pottschmidt

Address: 6731 Winnock Drive, Indianapolis, IN 46220-4177

Daytime Phone: 317-995-1965

E-Mail Address: omega.engineeringllc@gmail.com

**STATEMENT OF COMMITMENTS**

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE  
MADE IN CONNECTION WITH A REZONING OF PROPERTY**

In accordance with I.C. 36-7-4-1015 the owner of the real estate located in Marion County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of that parcel of real estate:

**Legal Description:**

Survey with Legal Description is attached

**Statement of COMMITMENTS:**

- 1. The owner agrees to abide by the Open Occupancy and Equal Employment Opportunity Commitments required by Metropolitan Development Commission Resolution No. 85-R-69, 1985, which commitments are attached hereto and incorporated herein by reference as Attachment "A".
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein; provided that Commitment #1 (Open Occupancy and Equal Opportunity Commitments) shall not be binding on an owner, subsequent owners or other person acquiring an interest therein if such persons are exempt persons or are engaged in an exempt activity as defined on Attachment "A" which is attached hereto and incorporated

herein by reference. These COMMITMENTS may be modified or terminated by a decision of the City of Lawrence Common Council made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

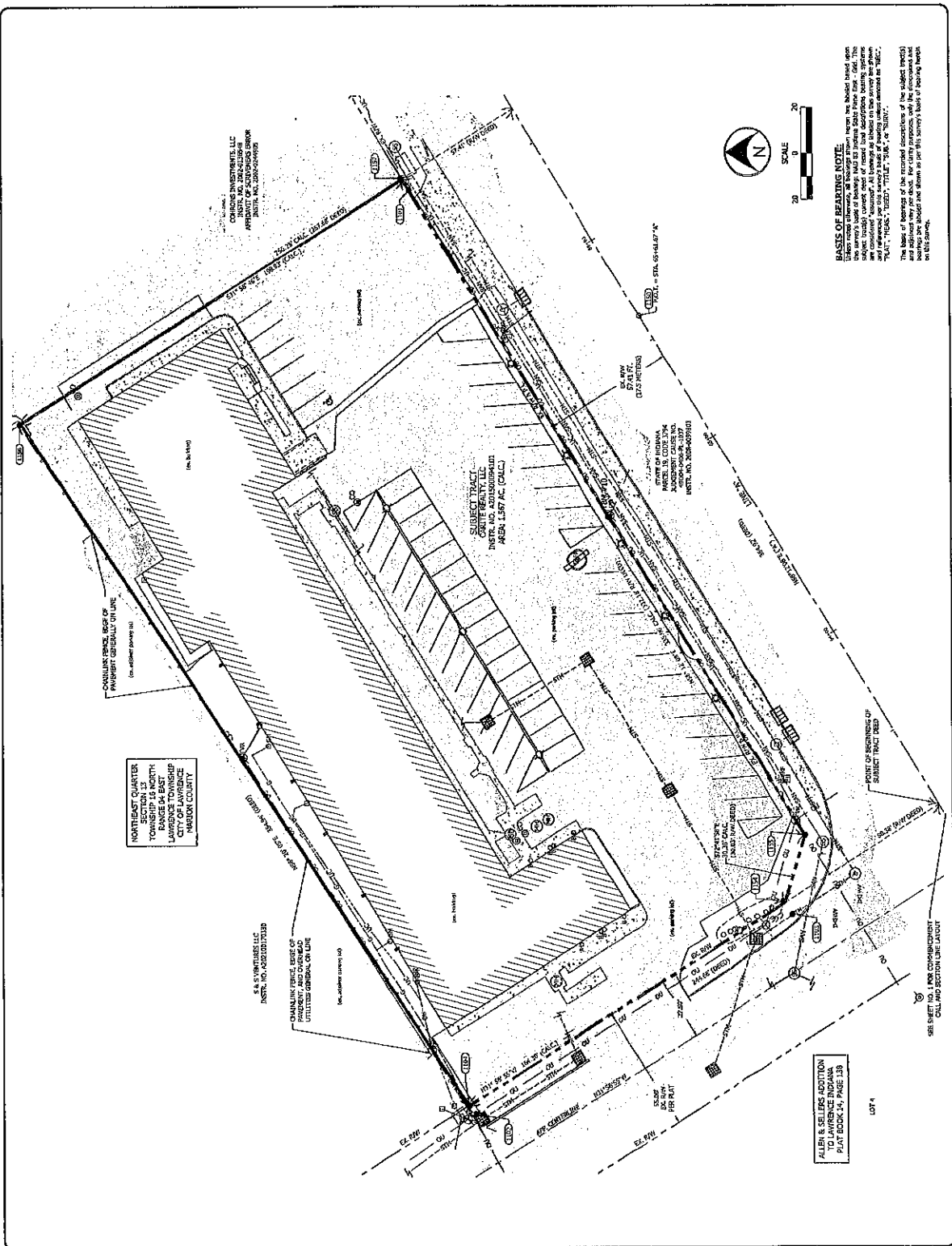
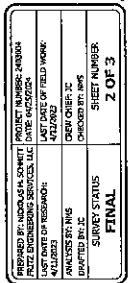
- (a) the adoption of rezoning petition # \_\_\_\_\_ by the Lawrence Common Council changing the zoning classification of the real estate from a I-3 zoning classification to a C-5 zoning classification.
- (b) the adoption of approval petition # \_\_\_\_\_ by the Lawrence Common Council
- and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the \_\_\_\_\_ zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The City of Lawrence
2. The Metropolitan Development Commission
3. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred-sixty (660) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside Marion County are not included, however. The identity of owners shall be determined from the records in the offices of the various Township Assessors of Marion County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made);
4. Any person who is aggrieved by a violation of either of the Commitments contained in Commitment #1 (Open Occupancy and Equal Employment Opportunity Commitments); and
5. \_\_\_\_\_
6. \_\_\_\_\_

The undersigned hereby authorizes the recording of this Commitment in the office of the Recorder of Marion County, Indiana, upon final approval of petition # \_\_\_\_\_.









**ATTACHMENT "A"**  
**OPEN OCCUPANCY AND EQUAL EMPLOYMENT OPPORTUNITY COMMITMENT**

- (a.) The owner commits that he shall not discriminate against any person on the basis of race, religion, color, disability, sex, sexual orientation, gender identity, familial status, national origin, ancestry, age United States military service veteran status in the sale, rental, lease or sublease, including negotiations for the sale, rental, lease or sublease, of the real estate or any portion thereof, including, but not limited to:
- (1) any building, structure, apartment, single room or suite of rooms or other portion of a building, occupied as or designed or intended for occupancy as living quarters by one or more families or a single individual;
  - (2) any building, structure or portion thereof, or any improved or unimproved land utilized or designed or intended for utilization, for business, commercial, industrial or agricultural purposes;
  - (3) any vacant or unimproved land offered for sale or lease for any purpose whatsoever.
- (b.) The owner commits that in the development, sale, rental or other disposition of the real estate or any portion thereof, neither he nor any person engaged by him to develop, sell, rent or otherwise dispose of the real estate, or portion thereof shall discriminate against any employee or applicant for employment, employed or to be employed in the development, sale, rental or other disposition of the real estate, or portion thereof with respect to hire, tenure, conditions or privileges of employment because of race, religion, color, disability, sex, sexual orientation, gender identity, familial status, national origin, ancestry, age United States military service veteran status.

**EXEMPT PERSONS AND EXEMPT ACTIVITIES**

An exempt person shall mean the following:

1. With respect to commitments (a) and (b) above:
  - (a) any not-for-profit corporation or association organized exclusively for fraternal or religious purposes;
  - (b) any school, educational, charitable or religious institution owned or conducted by, or affiliated with, a church or religious institution;
  - (c) any exclusively social club, corporation or association that is not organized for profit and is not in fact open to the general public;provided that no such entity shall be exempt with respect to a housing facility owned and operated by it if such a housing facility is open to the general public;
2. With respect to commitment b, a person who employs fewer than six (6) employees within Marion County.

An exempt activity with respect only to commitment (a) shall mean the renting of rooms in a boarding house or rooming house or single-family residential unit; provided, however, the owner of the building unit actually maintains and occupies a unit or room in the building as his residence, and, at the time of the rental the owner intends to continue to so occupy the unit or room therein for an indefinite period subsequent to the rental.

IN WITNESS WHEREOF, owner has executed this instrument this 27 day of JAN, 2025.

Signature: Paramjit Singh  
Printed: PARAMJIT SINGH  
Title /  
Organization: PRESIDENT  
Name: \_\_\_\_\_

Signature: N/A  
Printed: N/A  
Title /  
Organization: \_\_\_\_\_  
Name: N/A

STATE OF INDIANA )

) SS:

COUNTY OF MARION )

Before me, a Notary Public in and for said County and State, personally appeared Paramjit Singh owner(s) (title / organization name) of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this  
27<sup>th</sup> day of January, 2025  
Brandy R. Hammersley  
Notary Public  
Brandy R. Hammersley  
Printed Name of Notary Public  
My Commission expires: Dec. 27, 2031  
My County of residence: Marion

BRANDY R. HAMMERSLEY  
NOTARY PUBLIC - SEAL  
STATE OF INDIANA  
COMMISSION NUMBER NP0753534  
MY COMMISSION EXPIRES DEC. 27, 2031

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document unless required by law.

This instrument was prepared by \_\_\_\_\_



City of  
Lawrence  
Indiana

DOCKET NO.: \_\_\_\_\_

CITY OF LAWRENCE COMMON COUNCIL  
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, Parajmit Singh, being the owner(s) of the property  
commonly known as 7848 Pendleton Pike, Lawrence, IN 48226, hereby authorize(s)  
Thomas Potts Schmidt to file land development  
petitions necessary for the aforementioned address.

This consent shall:

☒ remain in effect until revoked by a written statement filed with the City of Lawrence Common Council

OR

☐ remain in effect until \_\_\_\_\_, 20\_\_\_\_.

X Parajmit Singh  
Property Owner

\_\_\_\_\_  
Property Owner

Date: 12/23/24

Date: \_\_\_\_\_

STATE OF INDIANA

COUNTY OF Marion } SS:

Before me, a Notary Public in and for said County and State, appeared the Property Owner(s) herein, who  
acknowledged the execution of the foregoing as his/her/their voluntary act and deed for the uses and purposes  
expressed therein.

Witness my hand and notarial seal this 23 day of December, 2024.

My commission expires:

1-16-2028

Denise Darlene Halm  
NOTARY PUBLIC

Hamilton  
County of Residence:

Denise Darlene Halm  
Printed Name

