

DRAFT STAFF REPORT
MADISON COUNTY PLAN COMMISSION
August 13, 2026

Petition Number: 2026-Z-006
Location: 5422 N Sr 9, Anderson, IN 46013 (SP# 48-07-18-300-016.000-029)
Owner: West Coast Fund
Petitioner: Gianender Singh
Request: Rezone from GC to LI for trucking terminal
History: Business recently purchased property and have begun initial operations

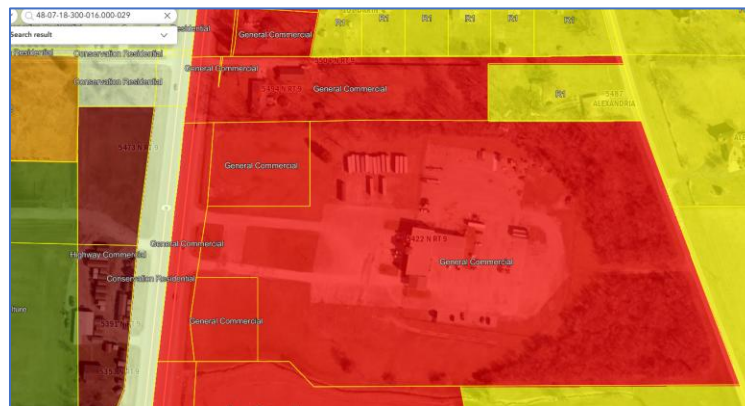
In reviewing the rezoning petition, the Plan Commission and Board of County Commissioners shall pay reasonable regard to the following:

- a. The Madison County Comprehensive Plan and any other applicable, adopted planning studies or reports;
- b. The current conditions and the character of current structures and uses in each district;
- c. The most desirable use of which the land in each district is adapted;
- d. The conservation of property values throughout Madison County; and
- e. Responsible growth and development.

Site Information

The petitioner is requesting a rezoning to bring the existing site of previous operations into compliance for future use of similar activity on the following parcel:

- 48-07-18-300-016.000-029
1. The subject site contains 12.996 acres.
 2. There is no floodplain, however, drainage could be an issue.
 3. Land use is a former trucking terminal for Evermilk
 4. The property in question is zoned GC. Note, that the zoning for the two adjacent parcels between the petitioner's property and SR 9 will remain GC.
 5. The petitioner has indicated they will provide access to those properties.



Statement and Letter of Intent



VITREON
CIVIL ENGINEERING AND
LAND SURVEYING

Civil Engineering
Land Surveying
ALTA/NSPS Land Title
Development Consultants

June 3, 2026

Larry Strange, AICP, CFM – Executive Director
Madison County Planning Commission
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Anderson, IN 46016

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RE: **LETTER OF INTENT - REZONING PETITION REQUEST**
Former Evermilk Facility – 5422 N. State Road 9, Anderson, IN 46012

Dear Plan Commission Members,

This letter of intent is submitted along with the attached petition to rezone the property located at **5422 N. State Road 9, Anderson, IN 46012 (Parcel #48-07-18-300-016.000-029)** from the current zoning classification of GC – General Commercial to LI-Light Industrial.

1. Project Summary

The subject property consists of approximately 12.996 acres. The petitioner, Gianender Singh of Anchor Holdings Group, LLC, proposes to rezone this parcel to allow for the continuation and operation of the existing truck terminal and maintenance facility located on the property.

2. Intended Use and Development

If the rezone is approved, we plan to develop the site as follows:

Proposed Use: The proposed use will be a commercial trucking terminal with on-site maintenance, including a heavy equipment/vehicle yard for parking, storage, maneuvering, and staging on-site.

Development Details: An existing two-story primary building, single-story maintenance building (attached) and single-story canopy (attached), with access from State Road 9, including existing parking, landscaping, and lighting will remain unchanged.

Hours of Operation: 9:00 AM – 5:00 PM, Monday-Saturday

Employees: 7-10 employees

3. Compatibility with Surroundings (Justification)

This proposal for rezoning is to bring the existing site into current zoning regulations that conform with Madison County planning specifications. As the site has previously operated in the capacity of a trucking terminal "Exhibit X" the petitioner's request is to bring the site into the legitimate zoning classification. Additionally, the project location provides necessary access to the existing established truck routing for State Road 9.

Existing site features will not be impacted by current/future corridor overlays by the State Highway Department.

The existing site will continue to adhere to all buffering and lighting requirements, ensuring it does not negatively affect adjacent properties.

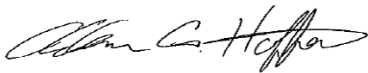
4. Commitments

The applicant is willing to offer the following voluntary commitments:

- Prohibit 24-hour operation

We believe this project remains a quality development that enhances the overall commerce and industry within Madison County. Thank you for your consideration.

Sincerely,



Adam G. Hoffer, Principal
Petitioner's Agent
VITREON AEC



Site



Site Vicinity

Zoning

The area is zoned General Commercial. Trucking and warehouse type distribution businesses are not permitted in the GC district. The LI district will allow the operation of the truck operation (which will be like the predecessor). A key factor is that the LI district does not allow outdoor storage of materials or products. Outside parking of vehicles is permitted.

LI - Light Industrial District

3.27 "LI" District Intent, Permitted Uses, and Special Uses

District Intent	Permitted Uses	Special Uses
The "LI" District is intended to provide a land use category for assembly, warehousing, and other light industrial operations. The provisions that regulate this land use district should make the district compatible with the "GC", "HC" and "AG" districts and environmentally sensitive areas. This district should be used in combination with the HC district in areas with convenient access to major transportation routes. Madison County's Plan Commission and Board of Zoning Appeals should strive to provide for light industrial operations while minimizing light pollution, large parking lots along the major roadways, hazardous traffic patterns, and traffic conflicts in the "LI" district.	Agricultural Uses • agricultural crop production • agriculture crop processing (of materials produced on-site) • agriculture crop storage (of materials produced on-site) • agricultural products sales and distribution • farm implement storage (operable implements used in the farming operation - not for sale) • farm implement sales and service Institutional/Public Uses • nature preserve • passive recreation trail • police, fire, or rescue station Communication/Utilities • utility substation • sewage treatment plant • wireless telecommunications facility/tower • water tower Business Uses • corporate office uses Industrial Uses • industrial uses (low impact)	Agricultural Uses • confined feeding operation • grazing and pasture land • livestock • livestock auction and sale facility • commercial greenhouse Residential Uses • dwelling, single-family (as an accessory to agriculture uses) • dwelling, single-family (accessory, as an additional dwelling) Institutional/Public Uses • institutional uses (small scale) • institutional uses (medium scale) • institutional uses (large scale) • church or other place of worship • government office/facility • school (P-12) Business Uses • truck stop • kennel • office uses Industrial Uses • agricultural crop production and storage (of materials produced off-site)

From the standpoint of zoning, the suggestion was LI because it allows for warehousing, office, and trucks while minimizing outdoor storage and visual impact. Highway commercial was another option and may be examined in the future as part of an overall look at development of the SR 9 corridor.

Another consideration is that this property borders SR 9, and thus is subject to the requirements of the Madison County Corridor Development Overlay District, which could apply to any new development that might occur on the property.

Article Four

Corridor Development Overlay District

4.1 Purpose

The purpose of this Article is to establish an overlay district to address the unique characteristics of the properties adjacent to the major transportation corridors in Madison County.

4.2 Intent

The major transportation corridors that traverse Madison County have unique traffic management needs, development pressures, and aesthetic characteristics that require the establishment of additional development standards to meet the County's goals and fulfill the purpose of this Ordinance. The intent of the CD-Corridor Development Overlay District is to require development along the County's corridors that is aesthetically consistent, responsive to development pressures, and proportional to the area's traffic management issues.

4.3 Overlay District Boundaries

The Overlay District shall apply to all property located within 150 feet of the right-of-way of all State and Interstate Highways passing through Madison County, and elsewhere as designated on the Madison County Official Zoning Map.

- A. **Applicability:** If any portion of a piece of property lies within the Overlay District, the requirements of this Article shall apply to the entire parcel.
- B. **Zoning Map:** The boundaries for the Corridor Development Overlay District are shown on the Official Zoning Map. The Corridor Development Overlay District is marked with a CD two-digit code and a pattern as designated on the Official Zoning Map's legend.



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EXISTING PROPERTY FEATURES AND LAYOUT

5422 N. STATE ROAD 9, ANDERSON, INDIANA 46012

EXHIBIT A - EXISTING SITE PLAN

JUNE 3, 2026

File Name: P:\AEC\2026\AEC26-041_Evanville_Logistics_Plan\AEC26-041_03_SitePlan.dwg - Layout1
Plot Date: June 18, 2026 8:52:27 AM / Printing
Plotted By: [Signature]

Proposed Project

Comments from the Technical Review Committee

The Technical Review Committee met on July 30, 2026 and recommended sending a favorable recommendation to the Board of Commissioners. A summary of the notes about the current petition follows.

Adam Hoffer is representing the Petitioner and stated that this was for the petitioner's business only and that there would be a maximum of 10 trucks. This facility is not open for public use. They will not haul any explosives, gases, or chemicals. The petitioner agreed to give access to both out lots up to and including the north south connection of both ingress/egress access points. Each truck will leave for the day or several days and then return so there won't be more than 10 if that many traveling in or out of the facility each day. There was concern raised about the access to Alexandria Pike and that road not being built for heavy truck traffic. The petitioner stated that maybe an occasional truck and trailer for lawn care or something may come that way but for the most part all semis will use the SR 9 access points.

Analysis

This project appears to be a good fit for the site. The prior operation was in business for years and there was never any issue or complaint. This operation proposes continuing that type of operation but rather a flexible trucking operation that does not haul and explosives, gases, or chemicals. There has been an issue with the site in that the two out-lots had no dedicated access off the main circle drive, and the petitioner has indicated they will allow from their drive.

Staff Recommendation

Staff recommends forwarding this petition to the county commissioners with a favorable recommendation with a recorded commitment that there will be no 24 hour operations and no hauling of hazardous materials, including but not limited to explosives, gases, or chemicals.

FINDINGS

a. The Madison County Comprehensive Plan and any other applicable, adopted planning studies or reports

This corridor is evolving into a mixed use corridor with a variety of uses, which complement the goals of the Madison County Comprehensive Plan.

b. The current conditions and the character of current structures and uses in each district

As noted above, there are a variety of uses in the corridor. For example, across the street from the petitioner's property Salty Dog Recycling operates with a special use. Further south on the corridor there are several trucking and other types of business operations.

c. The most desirable use of which the land in each district is adapted

The location on the state highway lends itself to this type of use and is considered a desirable use for property on a state highway.

d. The conservation of property values throughout Madison County

There should be no negative impact on property values in Madison County given that the prior use was very similar to the proposed use. Also, the rezoning from GC to LI should not affect property values.

e. Responsible growth and development

This petition is a good example of responsible growth and development. The petitioner inquired before purchasing the site about the possibility and the process and has subsequently followed the process.

Site Photos



View from site looking north



View from site looking east



View from site looking south



View from site looking west

