

STAFF REPORT **(draft)**
MADISON COUNTY PLAN COMMISSION
August 13, 2026

Petition Number: 2026-Z-007
Location: 9984 Sr 37, Elwood, IN 46036 (SP# 48-04-28-100-023.000-026)
Owner: HHS Property Mgmt, LLC
Petitioner: Sarah Shuler
Request: Rezone from GC to LI for Cornerstone Guttering
History: Business recently purchased property and have begun initial operations

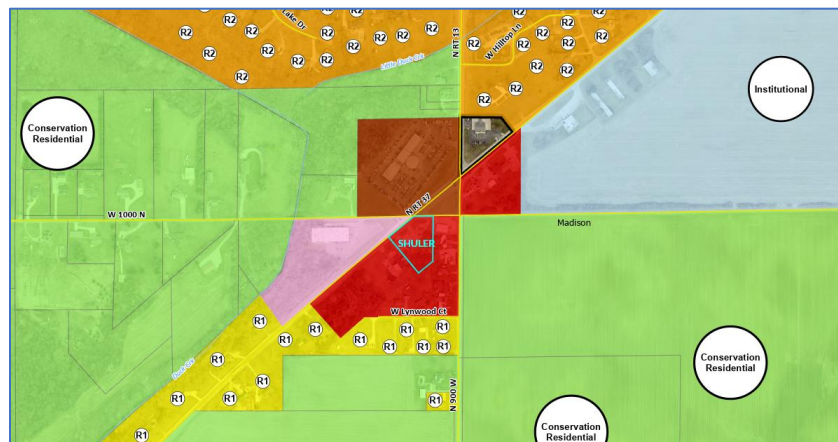
In reviewing the rezoning petition, the Plan Commission and Board of County Commissioners shall pay reasonable regard to the following:

- 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 use the Contractor's yard and deployment area for Cornerstone Guttering, LLC with a future proposal of an 80' X 60' pole barn on the following parcel: 48-04-28-100-023.000-026

1. The subject site contains 1.29 acres.
2. There is no floodplain, however, drainage could be an issue.
3. Land use is light industrial
4. The property in question is zoned GC. The proposed land use is LI, to allow for the petitioner's guttering business.



Statement and Letter of Intent



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July 13, 2026

Madison County Planning Commission
16 E 19th Street
Anderson IN 46016

Land Use Consultants
Elizabeth Bentz Williams, AICP
Joseph M. Csikos, AICP

RE: Letter of Intent for Rezoning Request

Property Address: 9984 SR 37; Elwood IN 46036 (PID: 48-04-28-100-023.000-026)

Parcel Size: 1.29 Acres

Current Zoning: General Commercial

Proposed Zoning: Light Industrial

Proposed Use: Contractor's Yard and Deployment Area for Cornerstone Guttering, LLC (with Future 80' x 60' Pole Barn)

*Also admitted in Montana

**Also admitted in Kentucky

**Registered Civil Mediator

Dear Members of the Planning Commission:

Please accept this Letter of Intent on behalf of Sarah Shuler and Cornerstone Guttering, LLC regarding the 1.29 acre property located at 9984 State Road 37; Elwood Indiana. We are respectfully requesting a zoning map amendment to rezone the subject property from General Commercial to Light Industrial. This change will accommodate a professional contractor's yard, fleet deployment area, and the future construction of a +/- 4,800 square foot pole barn.

Cornerstone Guttering provides seamless gutters and specialized exterior solutions for both residential and commercial customers. The proposed site will serve as the company's primary operational hub where service vehicles are parked, materials are received, and crews are deployed to daily jobsites.

The items below address the statutory criteria and planning considerations for this amendment.

1. Consistency with the Comprehensive Plan

The proposed rezoning aligns with the goals of the Comprehensive Plan, which emphasizes economic diversification and supporting service-oriented small businesses. Establishing Cornerstone Guttering's hub on this site promotes local job retention and strengthens the area's economic base. The proposed pole barn will ensure material handling, storage, and operations will be safely contained indoors, keeping the development consistent with orderly local growth without demanding heavy municipal infrastructure expansion.

2. Surrounding Character of the Area

The property sits directly on State Road 37, a high-traffic transportation corridor naturally suited for commercial and industrial traffic. The surrounding area features a mix of auto-related businesses, open commercial lots, and agricultural buffer zones. Transitioning this parcel to light industrial is a logical fit for the corridor, matching the existing density of commercial development and service-oriented character of the immediate area. The daily traffic from the site, including crew departures, will seamlessly blend into the existing traffic patterns.

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3. Most Desirable Use of the Property

Given the proximity of the parcel to State Road 37 and surrounding users, the lot is poorly suited for traditional retail or pedestrian heavy commercial development. Its highest and best use is a logistic / service-oriented hub for a specialized contractor. The site features adequate area to park service vehicles and deploy personnel efficiently onto SR 37, which the proposed barn providing secure, indoor storage for gutter coils, downspouts, and siding material, keeping inventory hidden from highway view.

4. Conservation of Surrounding Property Values

Cornerstone Guttering will design and maintain the site with consideration and adherence to the Madison County development standards to protect neighboring property values. Fabrication and exterior service work are completed on-site at the customer's property, meaning the facility will remain quiet and free of industrial noise, dust, or vibration. The future barn will ensure a clean, professional aesthetic while being complementary to the existing development in the immediate area.

5. Responsible Growth and Development

This request represents responsible growth and development by utilizing a vacant highway commercial parcel instead of developing a greenfield site. The site possesses the necessary utility infrastructure and highway access points to handle a commercial service fleet. Constructing a permanent pole barn structure demonstrates a long-term investment in the community by a reputable local business, channeling continued growth into an established corridor.

Sincerely,


Joseph M. Csikos, AICP



Site



Site Vicinity

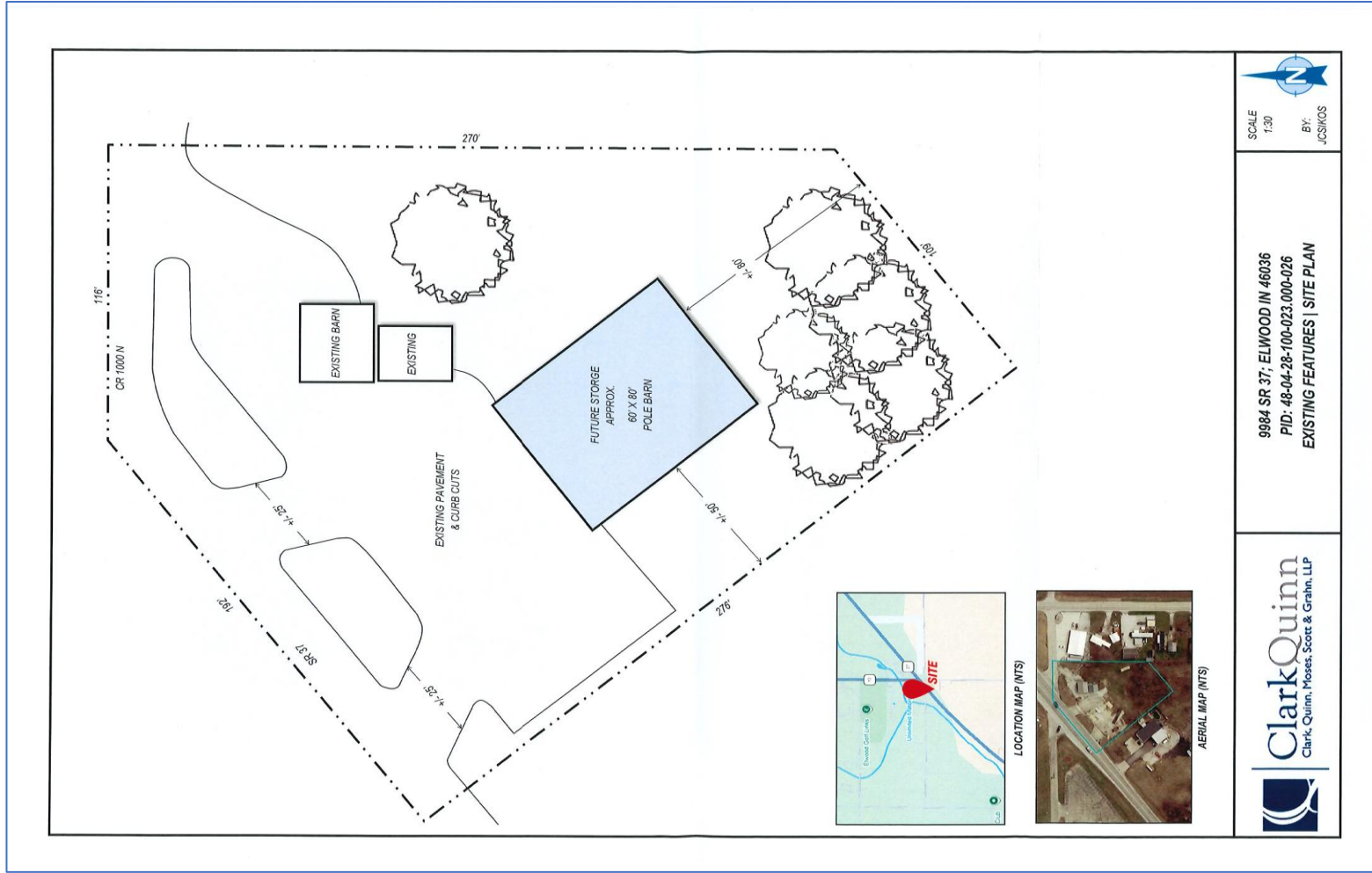
Zoning

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)

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.

1. 26-Z-007

Owners & Petitioners: HHS Property Mgmt., LLC; Sarah Shuler

Request: Rezone GC to LI for Cornerstone Guttering

Location: 9984 Sr 37 Elwood, IN 46036

State Parcel ID: 48-04-28-100-023.000-026

Petitioner stated that the materials, equipment, etc. at his residential dwelling down the road would all be moved to this location, which was his intention all along. He is working on the home and is not currently living there. He said he understands that outside storage is not allowed. He indicated that the employees would drive to this location, receive their work orders for the day, load anything if needed onto their trucks and leave for the day they would then return to said parcel and leave the work trucks and equipment overnight.

The committee consensus was to forward to the Planning Commission Board with a favorable recommendation.

Analysis

The proposed location appears to be a good location for the petitioner, in that it will allow them to conduct their business without posing the issues of businesses operating in Conservation Residential or other residential districts.

Staff Recommendation

Staff recommends sending a favorable recommendation to the Board of Commissioners for the rezoning of this property from GC to LI.

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 and there should be no negative impact from this project as they are committing to have all storage indoors and limited traffic.

- 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



