

**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

May 28, 2026

**Case Number:** 2026-MOD-003

**Property Address:** 8600 Combs Road

**Location:** Franklin Township, Council District # 25

**Petitioner:** Punjab Property, Inc., by Patrick Rooney

**Request:** Modification of Commitments related to petition 2005-ZON-160 to include Commitment Number 1, to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only manufacture, assembly of repair of machinery and machinery components in the I-3-S district); Commitment Number 2 to allow for truck or heavy vehicles sales, rental, or repair (commitment allowed only construction companies, contractors, and home remodeling companies in the I-2-S district); Commitment Number 5 to provide for one building subject to the plans and elevations dated February 10, 2026, (required certain exterior materials on mini-warehouse buildings); Commitment Number 6 to protect and preserve existing trees outside of the construction limits and install landscaping subject to the landscaping plan dated February 10, 2026, (commitment provided for landscaping and exterior building materials related to mini-warehouse development); Commitment Number 11 to provide for parking/storage of trucks and trailers subject to the site plan dated February 10, 2026, (identified location of outdoor storage and eliminated outdoor storage of commercial vehicles, semi-truck and trailers); Commitment Number 19 to provide for one building subject to the site plan dated February 10, 2026, (commitment limited building height to 35 feet and not to exceed total of 15,000 square feet); Commitment Number 26 would provide for a perimeter fence and landscaping subject to the site plan dated February 10, 2026, (commitment identified location and materials of fencing); and Commitment Number 17 would be terminated and deleted (commitment limited semi-truck traffic to an average of a total of not more than two trips to and from the site per week).

**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

The Hearing Examiner acknowledged a timely automatic continuance filed by a registered neighborhood organization that continued this petition from the April 23, 2026 hearing, to the May 28, 2026 hearing.

Staff is requesting a **continuance from the May 28, 2026 hearing, to the July 9, 2026 hearing**, to provide time for the petitioner to amend documents related to development of the site. The neighborhood organization has been made aware of this request and has no objection.