



BOARD/COMMISSION: Fishers Planned Unit Development (PUD) Committee Minutes
DATE: February 6, 2019 at 5:00 PM
DIRECTIONS: Fishers City Hall Auditorium
One Municipal Drive, Fishers, IN 46038-1574

Mr. Harling called the meeting to order at 5:00 PM.

*Others present: Tony Bagato, Megan Schaefer, Jessie Boshell, Kay Prange, Greg O’Herren, Steve Hardin, Cheryl Heidorn.
Not present: Sean Curran, Leah McGrath*

Regular PUD Committee

Warren Harling, Leah McGrath, Richard Block, Emily Bowman, Shawn Curran

a. Case #: PUD #22155 - Shamrock Offices PUD

Faegre Baker Daniels, LLP on behalf of Shamrock Builders Inc. requests approval of proposed architecture and site layout for the proposed Shamrock Offices PUD. The subject property is approximately 1.97 acres. The property is located at 12244 E. 116th Street; east of the Simply Dental PUD, north of 116th Street.

Jessie Boshell, Planner II, presented the re-submittal of architecture and site layout for Shamrock Offices. Last month’s proposal vs the new one includes new materials, windows with a more residential feel, not a commercial feel. Sean Curran has shared comments. Mr. O’Herren said that they tried to listen to what was being asked for.

Mr. Block noted that the zoning is a C1, which restricts certain types of retail. Are neighbors supportive? The answer is yes. He is supportive and sees changes made. Is hardieplank an option for the brick? The architect stated that it doesn’t look right. The front façade needs to be broken up. Emily Bowman agrees with Shawn’s comments, steps have been made but not 100% yet.

Mr. Harling said that darkening the building would shrink the visual affect. Mr. O’Herrren is open to input and will work with staff. Tony Bagato noted that the peaks could be focal points on the end of the building.

Mr. Harling made a Motion that we approve subject to changing materials in darker hue or stone and that Mr. O’Herren would work with staff on materials.

Mr. Harling made a Motion to approve, noting the work from the developer, which was seconded by Ms. Bowman. The Motion was approved, 3-0.

b. Case #: PUD-19-1 - Chipotle Mexican Grill PUD

Chipotle Mexican Grill on behalf of Sunbeam Development Corporation requests site design and architectural approval for their new location located within the Delaware Commons development. The project has a common address of 9760 E 116th Street and is generally located on the north side of 116th Street, west of Cumberland Road.

Megan Schaefer, Planner II, presented the Chipotle site. Cheryl Heidorn noted that the horizontal white panels are flat lock metal panels. Staff recommends approval. Mr. Block asked about the detention pond.

Mr. Harling asked for a Motion. Mr. Block made a Motion to approve, contingent on landscaping and TAC comments, which was seconded by Ms. Bowman. The Motion was approved, 3-0.

Riverplace PUD Committee

Leah McGrath, Richard Block, Warren Harling, Shawn Curran, Jim Jordan

NONE

The Meeting was adjourned at 5:28 pm.

Next Meeting: March 6, 2019