



CITY OF FISHERS AGENDA

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

BOARD/COMMISSION: City of Fishers Plan Commission
DATE: **Wednesday, February 6, 2019 at 6:00 p.m.**
DIRECTIONS: Fishers City Hall Auditorium, One Municipal Drive, Fishers, IN 46038-1574

1. Call to order / Pledge of Allegiance
2. Roll Call
3. Approval of Previous Minutes – [January 9, 2019](#)
4. Public Hearings:

1. **Case #: VAC-19-1 Morgan Meadows Plat Vacation (Partial)**

Gradison Land Development Inc. requests approval of a plat vacation for lots 24, 25, and 26 of the Morgan Meadows subdivision. This plat is being vacated to allow redevelopment under a new plat.

PETITIONER: Gradison Land Development Inc.

PROJECT MGR: Dale Davis

317-595-3137

davidd@fishers.in.us

[South-Village-Phase-3-Plat-Vacation-Staff-Report](#)
[Petition Vacation Lots 24 25 26](#)
[Morgan-Meadows-Plat](#)

2. **Case #: RZ-22245 - Shamrock Offices PUD**

Faegre Baker Daniels, LLP on behalf of Shamrock Builders Inc. requests a public hearing and a favorable recommendation to rezone the subject property from C-2-c to Planned Unit Development Commercial (PUD-C); creating the Shamrock Offices PUD. Proposed uses will be restricted to C-1 uses. The subject property is located at 12244 E. 116th Street, east of the Simply Dental PUD on the northside of 116th Street. Site is approximately 1.97 acres.

PETITIONER: Faegre Baker Daniels, LLP

PROJECT MGR: Jessie Boshell, Planner II

317-595-3116

boshellj@fishers.in.us

[Staff-Report](#)
[PUD-Ordinance](#)

3. Case #: RZ-19-1 - Rezone from Village Center to Downtown Core

SPF 15 Inc. requests a rezone for five lots from Village Center to Downtown Core. The lots are generally located on the east and west sides of Moore Lane, north of South Street, east of the railroad tracks. Lots 15, 16, 17, 18, 19 of the Kimberlain's subdivision.

PETITIONER: SPF 15, Inc.
PROJECT MGR: Dale Davis
317-595-3137
davidd@fishers.in.us

[Rezone-Staff-Report](#)

4. Case #: TA-19-2 - Nickel Plate District Code Text Amendment

The City of Fishers requests text amendments to the Nickel Plate District Code. These amendments provide revisions to signage, height, and setback standards.

PETITIONER: City of Fishers
PROJECT MGR: Dale Davis
317-595-3137
davidd@fishers.in.us

[Text-Amend-Staff-Report](#)
[NPDC-draft](#)

5. Case #: VA-22252- Crew Carwash **Continued to March Meeting**

Faegre Baker Daniels, LLP. on behalf of Crew Carwash request a public hearing and favorable recommendation for a Text Amendment to the Delaware Commons PUD Ordinance 051517A to allow a car wash as a permitted use and to incorporate an additional concept plan and illustrative architectural elevations into the PUD. The subject property is located on the NW corner of E 116th Street and Cumberland Road and is approximately 1.86 acres.

PETITIONER: Faegre Baker Daniels, LLP.
PROJECT MGR: Megan Schaefer, Planner II
(317) 588-1431
schaeferm@fishers.in.us

6. Case #: PRR-18491 - The Stations at Fishers District PUD **Continued to March Meeting**

Faegre Baker Daniels, LLP. on behalf Thompson Thrift request a public hearing and a favorable recommendation to rezone the subject property from Planned Unit Development Commercial (PUD-C) to Planned Unit Development Mixed (PUD-M) for the proposed mixed-use office, retail, hotel, and townhome project. The subject property is located at 9712 and 9799 E 116th Street, east of The Yard at Fishers District, on approximately 8.67 acres.

PETITIONER: Faegre Baker Daniels, LLP.
PROJECT MGR: Ross Hilleary, Planner II
(317) 588-1436
hillearyr@fishers.in.us

7. Case #: TA-22866 - Turnberry- Britton Falls Text Amendment Continued to March Meeting

Consideration of a Text Amendment to the Britton Falls PUD Ordinance amending the Britton Falls commitments concerning the use and development of real estate.

PETITIONER: Adam Mears with Gradison Land Development, Inc.

PROJECT MGR: Jessie Boshell, Planner II

317-595-3116

boshellj@fishers.in.us

8. Case #: TA-20262 – UDO Modification

Request: Consideration of a Text Amendment to the City of Fishers Unified Development Ordinance (UDO) to modify Section 10.2.8. Construction Surety. The proposed amendment will require a third-party inspection by a land developer before certain common area improvements are turned over to an Owners' Association.

PETITIONER: City of Fishers

PROJECT MGR: Tony Bagato

317-595-3213

bagatot@fishers.in.us

[Staff-Report](#)

[Common-Area-Inspection-Ordinance Letter](#)

[Exhibit-A---Carmel-HOA-Ordinance](#)

[Exhibit-B-Conveyance-of-Common-Area-Improvements-to-HOA](#)

5. **Old Business**

6. **New Business-**

- i. **Rules of Procedure** -The City of Fishers requests approval of an update to the Plan Commission Rules of Procedure to allow plat vacations to be heard by the Plat Committee.

[Staff-Report](#)

[PC-Rules of Procedure](#)

- ii. **Appointments** - Plat Committee Members – Brad DeReamer, Jeff Hill, Tony Bagato

7. **Staff Communication**

Next Meeting: Wednesday, March 6, 2019