



**City of Fishers, Indiana
Planning & Zoning Department**

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, with the Planning & Zoning Department, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

**TECHNICAL ADVISORY COMMITTEE
MEETING AGENDA**

MEETING DATE: Thursday, March 24, 2022
TIME: 9:00 AM
PLACE: Fishers City Hall Auditorium – One Municipal Drive, Fishers, IN. 46038

1. PP-22-3 – South Village at Nickel Plate, Section 5

15-14-01-02-03-004.002 & 15-14-01-02-03-004.000

Brian Cross (bcross@civilsite.net) of Civil Site Group, Inc. on behalf of Joe Nixon Properties, LLC. requests approval of a Primary Plat of four (4) lots on .97 acres. Property is zoned VC – Village Center. Property is generally located on the west of Lantern Road with the common addresses of 11347 & 11355 Lantern Road.

Ross Hilleary

2. SP-22-4 & ILP-22-9 – Hotel Nickel Plate

15-14-01-02-01-027.000

Karen Collins (kcollins@af-eng.com) of A&F Engineering, LLC. on behalf of Browning Investments requests approval of a Secondary Plat and Improvement Location Permit for the construction of a 5-story, 116 room hotel on one (1) lot on .59 Acres. Property is zoned Property DC – Downtown Core. Property is generally located south of E 116th Street, and east of the Nickel Plate Trail and north of South Street, with the common address of 8651 E 116th Street.

Ross Hilleary

3. ILP-22-8 – Cumberland Cottages

15-11-19-00-00-013.000

Bill Schmidt (schmidt@weihe.net) of Weihe Engineers on behalf of HAND, Inc. requests approval of an Improvement Location Permit for the development of 11 single family units, access drives and amenities on 1.85-acre parcel at SE corner of 141st. St. and Cumberland Ave. on 1.85 acres. Property is zoned PUDR. Property is generally located at SE corner of 141st. St. and Cumberland Ave.

Bre King

4. SP-22-6 – Atwell Suites

19-11-26-00-00-011.003

Rudy Vugteveen (rvugteveen@rmasurveying.com) of Randall Miller and Associates on behalf of Legacy Holding Company requests approval of a Secondary Plat for the development of an 1.67 acre parcel generally located at the Southwest corner of Erlen Dr and Minden Dr. Property is zoned PUD (Saxony).

Bre King

5. **SP-22-5 — Clover Communities - Fishers**

15-11-30-00-00-023.000

Consideration of a Secondary Plat for the Clover Communities- Fishers senior living facility development. The subject site is located at 12915 Parkside Drive within the Parkside PUD on ~10 acres. The subject site is located north of 126th St and east of SR 37. Gregory Ilko with Crossroad Engineers is the project engineer (gilko@crossroadengineers.com).

Jonah Butler

6. **PP-22-5 & SP-22-3 — Flat Rock Creek Farms**

13-16-05-00-00-015.004

Consideration of a Primary and Secondary Plat Major Subdivision of 7 lots on 22 acres, known as Flat Rock Creek Farms. The subject site is generally located at the SW corner of Southeastern Pkwy and Connecticut Ave, with a common address of 10773 Saddle Horse Ln. The property is currently zoned R2. Leigh Anne Ferrell with Stoeppelwerth Surveying is the project engineer (lferrell@stoeppelwerth.com).

Jonah Butler

MINOR TAC ITEMS

Minor TAC items will not be reviewed during the regular TAC meeting; however, they have been placed on the TAC agenda for informational purposes. If you have questions or comments regarding these projects, please contact Ross Hilleary at hillearyr@fishers.in.us or 317-588-1436.

7. **PP-22-4 — Kaley Estates**

14-10-25-00-00-009.000

Consideration of a 3 lot Minor Subdivision on 6.25 acres. The subject site has a common address of 8460 E 126th St and is zoned R3. The subject site is generally located north of 126th and west of Lantern Road in an unincorporated area of Delaware Township. The project engineer is Nathan Althouse with Miller Surveying (kmiller@msinc.us).

Jonah Butler

8. **ILP-22-7 — 96th Street Sewer/Water Extension**

15-14-12-00-15-001.303, 15-14-12-00-15--001.003, 15-14-12-00-15-001,313, 15-14-12-00-15-001.403

Consideration of a Minor ILP for a sanitary sewer and water force main utility improvement. The subject site is generally located along 96th Street west of Lantern Rd, with a total project area of 7.8 acres. The project engineer is Greg Snelling with Snelling Engineering (gsnelling@snellingeng.com).

Jonah Butler