



**City of Fishers, Indiana
Planning and 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 Department of Community Development, 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 AGENDA
MEETING AGENDA

MEETING DATE: Thursday, April 25, 2019
TIME: 9:00 AM
PLACE: Pavilion Conference Room
1 Municipal Drive
Fishers, Indiana 46038

1. Prime Car Wash - SP-19-11 / ILP-19-16

Parcel: 19-11-23-00-04-001.001

Prime Car Wash requests approval of a Secondary Plat and Improvement Location Permit for an 11,262 square foot car wash with site improvements. The property is generally located north of Southeastern Pkwy, west of Olio Road. The property is zoned C3 (Commercial) and is within City Limits. Eric Gleissner with Civil Site Group, Inc. is the project engineer (egleissner@civilsite.net).

Megan Schaefer

2. Enclave at Vermillion Section 4 - SP-19-16 / SIP-19-3

Parcel: 13-16-08-00-00-017.001

North Connecticut Development Corp. requests approval of a Secondary Plat and Subdivision Improvement Permit for thirty-nine (39) lots on approximately 12 acres. The property is generally located east of Cyntheanne Road, on the north side of 101st Street. The property is zoned Planned Unit Development-Residential (PUD-R). Duane Sharrer with Weihe Engineers, Inc., is the project engineer (sharrer@weihe.net).

Megan Schaefer

3. Bierman ABA Autism Center - SP-19-13

Parcel: 15-11-19-00-00-019.000

Bierman ABA Autism Center requests approval of a Secondary Plat for one (1) lot that is located in the Fishers Trade Center PUD. The property is approximately 1.83 acres and is generally located West of Britton Park Road; South of 141st Street; just north of the Mini Storage Depot. Project Engineer is Nathan Althouse with Miller Surveying. (nalthouse@msinc.us)

Jessie Boshell

4. HSE Schools Solar Project – Sand Creek Elementary – ILP-19-18

Parcel: 19-11-28-00-00-024.002

Ameresco, Inc. on behalf of HSE Schools request approval on an Improvement Location Permit on one (1) lot located on 40.34 acres. The property is located north of 131st Street with the common address of 11550 E 131st Street. The property is zoned R3 – Residential and is within City Limits. Peter Borgoyne (pborgoyne@ameresco.com) is the project engineer.

Ross Hilleary

5. HSE Schools Solar Project – HSE Intermediate Junior High – ILP-19-19

Parcel: 13-12-32-00-00-025.000

Ameresco, Inc. on behalf of HSE Schools request approval on an Improvement Location Permit on one (1) lot located on 33.98 acres. The property is located east of Cyntheanne Road with the common address of 12278 Cyntheanne Road. The property is zoned R2 – Residential and is within City Limits. Peter Borgoyne (pborgoyne@ameresco.com) is the project engineer.

Ross Hilleary

6. The Stations at Fishers District – PP-19-8

Parcel: 14-15-06-00-00-006.002 & 15-15-06-00-00-002.000

Kimley-Horn & Associates, Inc. on behalf of Thompson Thrift Development request approval of a Primary Plat for one (1) lot to be located on 8.3 acres. The property is located east of The Yard at Fishers District, and east of the Kroger Commercial Center along 116th Street. The property is zoned PUD (The Stations at Fishers District) and is within City Limits. Bill Butz (bill.butz@kimley-horn.com) is the project engineer.

Ross Hilleary

7. Lake Meadows Assisted Living - PP-19-10 / ILP-19-20

Parcel: 13-11-28-00-00-028.000

Hamilton Designs, LLC. on behalf of C&H Capital, LLC. request approval of Primary Plat and Improvement Location Permit for one (1) lot located 19.10 acres. The property is located north of the intersection of 126th Street and Hoosier Road. The property is zoned PUD (Lake Meadows), is within the I-69 Overlay, and is within City Limits. Austin Tracey (atracey@hamilton-designs.com) is the project manager.

Ross Hilleary

8. Whelchel Springs Section 5 - SP-19-12 / SIP-19-2

*Parcel: 13-12-31-00-00-032.000,
13-12-31-00-00-034.000, & 13-12-31-00-00-035.000*

HWC Engineering on behalf of Lennar (CalAtlantic Homes of Indiana, Inc.) request approval of a Secondary Plat and Subdivision Improvement Permit to be located on 20.5 acres. The property is located within the Whelchel Springs subdivision, is zoned. The property is zoned PUD (Whelchel Springs) and is within City Limits. Kyle Eichhorn (keichhorn@hwcengineering.com) is the project manager.

Ross Hilleary

9. South Village of Nickel Plate Section 3 - SP-19-4

*Parcel: 15-14-01-02-05-008.000,
15-14-01-02-05-007.000, 15-14-01-02-05-006.000*

Gradison Land Development requests approval of a secondary plat for five single-family lots. The properties are located on the west side of Meadows Drive, north of Frances Street. The properties are within the City limits and zoned Village Center. Gordan Kritz (gkritz@stoepelwerth.com) is the project engineer.

Dale Davis

10. SPF15 (First Internet Bank) - PP-19-9 / ILP-19-17 / VAC-19-3

*Parcel: 15-14-01-02-01-005.000, 15-14-01-02-01-006.000, 15-14-01-02-01-007.000,
15-14-01-02-01-008.000, 15-14-01-02-01-009.002, 15-14-01-02-01-009.000,
15-14-01-02-01-021.000, 15-14-01-02-01-022.000, 15-14-01-02-01-023.000,
15-14-01-02-01-024.000, 15-14-01-02-01-025.000, 15-14-01-02-01-026.000,
15-14-01-02-01-027.000*

SPF15 requests approval of a primary plat, improvement location permit, and right-of-way vacation for the construction of a six-story office building and parking garage. The project is generally located southeast of 116th Street and the Nickel Plate railroad tracks. The project is located within the City limits and is zoned Downtown Core. Mark Meyerholtz (mmeyerholtz@af-eng.com) is the project engineer.

Dale Davis

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 Kevin Stotts at stotstk@fishers.in.us or 595-3422.

11. Geist Point - PP-19-1 / SP-19-4 / VA-19-5

Parcel: N/A

Paula & Bruce Austin request approval of a Primary Plat Amendment and Re-plat of Lot 2 in Geist Pointe for two (2) lots on approximately .97 acres. The property is generally located on the north side of Fall Creek Rd, east of Brooks School Road. The property is zoned R2 Residential and is within City limits. Nathan Althouse with Miller Surveying is the project land surveyor (nalthouse@msinc.us).

Megan Schaefer

12. Amp West Nickel Plate - SP-19-15 / VAC-19-4

Parcel: 15-10-36-04-02-017.001

The City of Fishers requests approval of a secondary plat to create three lots for the Amp West office building. The property is 2.2 acres and is generally located northwest of the Amphitheater on Municipal Drive. Rick Alexander (rick@alexandersurv.com) is the project engineer.

Dale Davis

13. Symphony on the Prairie Amp Renovations - ILP-19-22

Parcel: N/A

Civil & Environmental Consultants on behalf of Conner Prairie and the Indianapolis Symphony Orchestra request an Improvement Location Permit for renovations at the Symphony on the Prairie Amphitheater. The property is located on the Conner Prairie grounds, is zoned OM – Outdoor Living History Museum, and is within City Limits. Aaron Hurt (ahurt@cecinc.com) is the project manager.

Ross Hilleary

14. Browning Investments Easement Vacation - VAC-19-5

Parcel: 15-10-36-04-03-003.000

The City of Fishers requests approval of a vacation of a sanitary sewer easement at 11654 Jaycee Street (southeast corner of North Street and the Nickel Plate Railroad). Rick Alexander (rick@alexandersurv.com) is the project engineer.

Dale Davis