



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

**TECHNICAL ADVISORY COMMITTEE  
MEETING AGENDA**

**MEETING DATE:** Thursday, April 28, 2022  
**TIME:** 9:00 AM  
**PLACE:** Microsoft Teams

**Join on your computer or mobile app**

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[+1 317-939-6525,555827731#](tel:+13179396525,555827731#) United States, Indianapolis

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**1. PP-22-7 — The Cove at Thorpe Creek Sec 1 & The Woods at Thorpe Creek Sec 6**

*13-12-31-00-00-030.000 & 13-12-31-00-00-039.000*

Joseph Heck ([jheck@projectsplus.org](mailto:jheck@projectsplus.org)) with Project Plus requests approval of a Primary Plat of 165 lots on 106.86 acres, known as The Cove at Thorpe Creek Section 1 and the Woods at Thorpe Creek Section 6. Subject site is generally located at the intersection of Cyntheanne Rd and Florida Rd, with a common address of 11988 Florida Rd.

Jonah Butler

**2. PP-22-8 — Geist Forest**

*13-16-06-00-00-008.008 , 13-16-06-00-00-008.103, 13-16-06-00-00-008.104,  
13-16-06-00-00-008.105, & 13-16-06-00-00-008.106*

Dee Baxter ([baxterd@weihe.net](mailto:baxterd@weihe.net)) requests approval of a Primary Plat for a replat of 5 lots in the Geist Forest Subdivision. Subject area is 29.04 Acres. Property is zoned R2 and is generally located Northeast of Geist Ridge and Florida Rd.

Bre King

**3. SP-22-8 / ILP-22-10 / PUD-22-4 — Paige’s Music**

*15-14-12-00-09-003.201*

Eric Gleissner ([egleissner@civilsite.net](mailto:egleissner@civilsite.net)) is requesting consideration of an Improvement Location Permit, Secondary Plat, and architectural elevations for the Paige’s Music development. Project will include the combination of 3 blocks into one parcel and the development of a commercial warehouse and service center structure on 12.48 acres. Subject site is located west of Lantern Rd and south of Sunlight Dr with a common address of 8601 Sunlight Dr.

Jonah Butler

**4. ILP-22-11 — Children of America Daycare**

15-14-01-00-09-006.000

Stephen Fields ([sfields@abonmarche.com](mailto:sfields@abonmarche.com)) is requesting consideration of an Improvement Location Permit for the construction of a children’s daycare facility within the Lantern Pointe commercial subdivision. The subject site is to be located on 0.455 acres at a common address of 0 106<sup>th</sup> St, west of I-69 and east of Lantern Rd.

Jonah Butler

**5. SP-22-9 / ILP-22-13 / ILP-22-14 — Metro Park, Metro Park Building 1 & Metro Park Building 2**

15-14-11-00-00-017.000

Andy Taylor ([andy.taylor@kimley-horn.com](mailto:andy.taylor@kimley-horn.com)) of Kimley-Horn & Associates, Inc. on behalf of Patch Development requests approval of a Secondary Plat for the subdivision of an overall parcel into two blocks and two lots on 158.97 Acres. They also request approval of an Improvement Location Permit (ILP) for the construction of ± 30,000 sqft flex office/warehouse building on 4.1 acres - Lot 1 of Metro Park (Metro Park Building 1) and requests approval of an ILP for the construction of ± 95,400 sqft flex office/warehouse building on 10.23 acres - Lot 2 of Metro Park (Metro Park Building 2). Property is zoned MA – Municipal Airport and is generally located north of 96<sup>th</sup> Street and bisected by Masters Road.

Ross Hilleary

**INFORMATIONAL TAC ITEMS**

*This section was previous reserved for Minor TAC Items. Informational TAC Items will not be reviewed during the regular TAC meeting; however, they have been placed on the TAC agenda for communicative purposes to the various agencies. If you have questions or comments regarding these projects, please contact Ross Hilleary at [hillearyr@fishers.in.us](mailto:hillearyr@fishers.in.us) or 317.588.1436.*

**6. SIP-22-4 / SP-22-7 — Bridger Pines West Sec 3**

13-16-08-00-26-036.000

Brett Huff ([brett.huff@kimley-horn.com](mailto:brett.huff@kimley-horn.com)) is requesting consideration of a Secondary Plat and Subdivision Improvement Permit for the final section of the Bridger Pines West residential subdivision. This section will consist of 28 lots on 7.5 acres. Subject site is located north of 96<sup>th</sup> St and east of Cyntheanne Rd.

Jonah Butler

**7. ILP-22-12 — Metronet Substation**

13-11-28-00-00-031.001

Eric Carter ([cartere@weihe.net](mailto:cartere@weihe.net)) is requesting consideration of a minor site drainage improvement project at the Metronet Substation located at a common address of 11219 E 126<sup>th</sup> St, east of Vive Exterior Design, and south of 126<sup>th</sup> St.

Jonah Butler