



**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](mailto:lewarkk@fishers.in.us).*

**TECHNICAL ADVISORY COMMITTEE AGENDA**  
**MEETING AGENDA**

**MEETING DATE:** Thursday, November 21, 2019  
**TIME:** 9:00 AM  
**PLACE:** City Hall Auditorium  
1 Municipal Drive  
Fishers, Indiana 46038

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**1. Fishers Church of Christ – PP-19-21, ILP-19-53**

*Parcels: 13-11-29-00-00-035.000, 13-11-29-00-00-036.000*

Fishers Church of Christ requests approval of a Primary Plat and Improvement Location Permit (ILP) to combine two (2) parcels into one (1) lot for a building and parking lot expansion. The project is generally located on the north side of 126<sup>th</sup> Street, east of Cumberland Rd. The property is zoned R2 Residential and is currently going through the annexation process to incorporate into City Limits. Keith Gilson with Stoepfelwerth & Associates, Inc. is the project engineer ([kgilson@stoepfelwerth.com](mailto:kgilson@stoepfelwerth.com)).

*Megan Schaefer*

**2. Nickel Plate Station Secondary Plat – SP-19-31**

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

Nickel Plate North LLC requests approval of a Secondary Plat for six (6) lots on 3.49 acres for their new mixed use development, Nickel Plate Station. The property is generally located on the north side of 116<sup>th</sup> Street, west of Maple Street. The property is zoned Downtown Core (DC) and is within City Limits. Mark Meyerholtz with A&F Engineering is the project engineer ([mmeyerholtz@af-eng.com](mailto:mmeyerholtz@af-eng.com)).

*Megan Schaefer*

## **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 Megan Schaefer at [schaeferm@fishers.in.us](mailto:schaeferm@fishers.in.us) or 317-588-1431.*

### **3. Nixon Office Building – ILP-19-51**

*Parcel: 15-14-01-02-03-038.000*

Stoepfelwerth and Associates Inc. on behalf of Joe Nixon Properties, LLC. request approval of an Improvement Location Permit for one (1) lot located on .10 acres. The property is generally located west of Lantern Road and north of Morgan Drive with the common address of 11399 Lantern Road. The property is zoned VC – Village Center and is within City Limits. Justin Alexander is the project manager ([jalexander@stoepfelwerth.com](mailto:jalexander@stoepfelwerth.com)).

*Ross Hilleary*

### **4. IoT Lab Parking Lot Expansion – ILP-19-52**

*Parcel: 15-11-31-00-08-002.000*

Mills General Contractors, Inc. requests approval of an Improvement Location Permit for a parking lot expansion on the south side of the lot. The property is generally located on the south side of Technology Ln, west of Technology Rd. The property is a part of Northeast Commercial Park, zoned Planned Unit Development (PUD-C) and is within City Limits. Scott Rucker with Weihe Engineers is the project engineer ([ruckers@weihe.net](mailto:ruckers@weihe.net)).

*Megan Schaefer*

### **5. Woods of Britton Phase II PUD - RZ-19-14/ PUD-19-15**

*Parcel: 15-11-19-00-67-003.000*

Faegre Baker Daniels, LLP on behalf of The Regency Windsor Companies requests favorable recommendation to rezone the subject property from Planned Unit Development Mixed Use (PUD-M) to Planned Unit Development Residential (PUD-R); creating the Woods of Britton Phase II PUD. Petitioner is proposing three (3) apartment buildings with a maximum of 130 dwelling units, with site to be connected to the current Woods of Britton Apartment complex. Site is approximately 5.33 Acres.

*Jessie Boshell*