



**BOARD/COMMISSION:** Fishers Planned Unit Development (PUD) Committee Minutes  
**DATE:** January 9, 2019 at 5:00 PM  
**DIRECTIONS:** Fishers City Hall Auditorium  
One Municipal Drive, Fishers, IN 46038-1574

**Ms. McGrath called the meeting to order at 5:00 PM.**

*Others present: Tony Bagato, Kevin Stotts, Megan Schaefer, Ross Hilleary, Jessie Boshell, Andrew Magee, Kay Prange, Bill Butz, Brent Roberts, Taryn Titus, Keith Lash, Emily Smith, Brad Smith, Brad DeReamer, Greg O’Herren*

*Mr. Harling and Mr. Block not present.*

**Regular PUD Committee**

*Warren Harling, Leah McGrath, Richard Block, Emily Bowman, Shawn Curran*

**a. PUD #21042 – Master Yoo’s Tae Kwon Do**

E&J Enterprise LLC seeks approval of the proposed architecture, site layout, lighting and landscaping for Master Yoo’s Tae Kwon Do facility, an 8,600 square-foot multi-tenant commercial building on approximately 1 acre. The property is generally located south of 126<sup>th</sup> Street, on the west side of Olio Road, within The Village at Gray Eagle PUD.

Megan Schaefer, Planner II, presented the request, which was continued from last month. The new version of the rear architecture and roofline was presented. The roof is flat and the rear elevation is recessed in the middle in the new version. Staff recommends approval.

Mr. Curran likes it much better and asked for clarification on HVAC placement. Ms. McGrath stated that color makes a difference.

**Ms. McGrath asked for a Motion. Ms. Bowman made a Motion to approve, seconded by Mr. Curran. The Motion was approved, 3-0.**

**b. PUD #21699 – Bridger Pines Elevations**

Lennar/CalAtlantic Homes seeks approval of additional home models and elevations for the Bridger Pines subdivision. The site is generally located on the north side of East 96th Street, east of Cyntheanne Road.

Megan Schaefer presented the Bridger Pines elevations for 5 more home models that Lennar is adding. Both Ms. McGrath and Ms. Bowman noted that these are smaller foot prints with front entry garages, offering more price diversity for buyers. Mr. Curran asked if old plans will phase out. Keith Lash noted that old plans will not phase out and these plans have added brick to make the 50% standard. After Committee discussion, the following decisions were made for the models:

**Model Elevation PUD Committee Decision**

Ashbury A Approved as is  
Ashbury B Alter siding material over garage to something that resembles trim. Porch columns must be minimum 8x8.  
Belmont A Extend front porch  
Belmont B Approved as is  
Belmont C Approved as is  
Hampshire A Approved as is  
Hampshire B Add trim to 2nd floor, to the right of window  
Kingston A Approved as is  
Kingston B Not approved  
Valencia A Approved as is, but Valencia Elevation A & B must be treated as the same when applying anti-monotony code  
Valencia B Approved as is, but Valencia Elevation A & B must be treated as the same when applying anti-monotony code

**Ms. McGrath asked for a Motion as detailed above: Mr. Curran made a Motion to approve as detailed and Ms. Bowman seconded the Motion. The Motion was approved, 3-0.**

**c. PUD #22155 -- Shamrock Offices PUD**

Faegre Baker Daniels, LLP on behalf of Shamrock Builders Inc. requests approval of a PUD ordinance for a property that is approximately 1.97 acres to become Planned Unit Development- Commercial (PUD-C) allowing C-1 uses. The property is located at 12244 E. 116<sup>th</sup> Street. The property is currently zoned C-2 Neighborhood Business District. Stephanie Truchan with Faegre Baker Daniels, LLP is point of contact. ([stephanie.truchan@FaegreBD.com](mailto:stephanie.truchan@FaegreBD.com))

Jessie Boshell, Planner II, presented the project along with Greg O’Herren of Shamrock. The building is connected to the Simply Dental PUD, using similar materials.

Ms. McGrath noted that it looks commercial, not residential- the Simply Dental building looks great in comparison. Ms. Bowman noted that it needs to have a residential context given the location- break up massing.

**Ms. McGrath asked for a Motion. Ms. Bowman made a Motion to Continue which was seconded by Mr. Curran. The Motion to Continue was approved, 3-0.**

**d. PUD #22771 - HC Grill**

Phanomen Design on behalf of Thompson Thrift requests architectural approval for HC Grill. The property is located within The Yard at Fishers District development and has a common address of 9709 E. 116<sup>th</sup> Street.

**PETITIONER:** Brent Roberts with Phanomen Design & Adam Fischer with Thompson Thrift

Kevin Stotts, Assistant Director of Planning and Zoning, presented the project. HC Grill will give the Yard a high-end feel and was chosen as a result of the addition of the residential component which pushes the restaurant location closer to the street. Brent Roberts presented the materials for the site. The site plan has already gone through TAC. Staff recommends approval.

**Ms. McGrath asked for a Motion. Ms. Bowman made a Motion to approve, which was seconded by Mr. Curran. The Motion was approved, 3-0.**

**e. PUD #22959 Schoolhouse 7 Café**

Kimley Horn and Associates, Inc. on behalf of Curt Tappendorf seeks approval of the proposed site layout of the Schoolhouse 7 Café. The property is approximately .54 acres and generally located near at the intersection of Cyntheanne Road and Southeastern Parkway with the common address of 12125 Cyntheanne Road Fishers, IN 46037.

Ross Hilleary, Planner II, presented the request. The project has already received a variance approval for Lot area and parking, and has gone through TAC approval in December. There are no exterior changes to the old schoolhouse with the exception of a porch being added.

**Ms. McGrath asked for a Motion. Mr. Curran made a Motion to approve which was seconded by Ms. Bowman. The Motion was approved, 3-0.**

**Riverplace PUD Committee**

*Leah McGrath, Richard Block, Warren Harling, Shawn Curran, Jim Jordan*

**NONE**

**The Meeting was adjourned at 6:05 pm.**

**Next Meeting: February 6, 2019**