

**CITY OF FISHERS  
Plat Committee  
MINUTES  
February 9, 2022**

**The Plat Committee convened at 4:00 p.m.**

**A roll call was taken:**

Members present: Jason Taylor, Selina Stoller, and Megan Vukusich  
Members absent: NONE  
Others present: Rodney Retzner, Ross Hilleary, Tracy Gaynor, Kelly Lewark, Bre King, Michael Trotta, Tony Bagato, Kylie Amick, Keith Lash, Kyle Eichhorn, Mudassar Ather and Karen Collins.

**Approval of Previous Minutes:**

**Ms. Vukusich made a motion to approve the October 28, 2021 meeting minutes, seconded by Ms. Stoller. Motion approved, 3-0.**

**Elections and Appointments:**

- a. **President – Ms. Vukusich made a motion to elect Mr. Taylor as President, seconded by Ms. Stoller. Motion approved, 3-0.**
- b. **Vice-President – Mr. Taylor made a motion to elect Ms. Vukusich as Vice-President, seconded by Ms. Stoller. Motion passed, 3-0.**
- c. **Appointment of Secretaries (Ross Hilleary, Jonah Butler, Bre King, Tyler Folk)**
- d. **Appointment of Recording Secretary (Kay Prange)**
- e. **Designation of BZA Legal Counsel (Krieg DeVault)**
- f. **Designation of Commission Legal Publications (Noblesville Times and The Current)**

**Items c.-f. were voted on together. Ms. Vukusich made a motion to approve agenda items c. through f., seconded by Ms. Stoller. Motion approved, 3-0.**

**Public Hearings:**

**a. PP-21-15 Geist Manor**

Consideration of a Primary Plat for a 47 lot single family dwelling unit subdivision on a 37.46 acre lot. The current zoning is PUDR (Geist Manor). The subject site is located Northeast of 113th and Florida Rd.

Bre King, Planner II, presented the Geist Manor Plat. The subdivision is in compliance with the comprehensive plan and meets all requirements of the PUD. Staff recommends approval as long as all TAC comments are addressed. Tony Bagato with Lennar presented the Plat. The primary plat was originally approved in 2018 but expired. This is Lennar's Estate Series homes. The PUD Committee approved the final homes designs.

**Mr. Taylor opened the Public Comment portion of the Meeting.** Mudassar Ather, 15736 E. 113<sup>th</sup> Street, Fishers stated he is concerned about the safety of his family members. He would like to see a fence along the development by his property. He would also like access to the utilities coming in with the development. **Mr. Taylor closed the Public Comment portion of the Meeting.**

Mr. Bagato stated there is a tree preservation easement on the east side of the property. He said the UDO does not require a fence and does not see the merit of installing one due to the wooded area. As far as the utilities, Lennar is not bringing utilities across 113<sup>th</sup> Street to the east. They are running them north up Florida Road into their subdivision. To extend the utilities beyond the requirement, the utility or homeowner would need to reimburse Lennar.

Mr. Taylor asked if there's intent on the secondary plat process to add a general utility easement so that be available across the common area for the homeowner to connect. Mr. Bagato stated they are not planning an easement in the common area. Mr. Taylor stated he would like for them to work with the Engineering Department to determine where a service line could be located. Ms. Vukusich noted this easement request is beyond the scope of the Plat Committee but encouraged Lennar to work with Engineering as they go through the Technical Advisory Committee and the infrastructure through the ILP permit process.

**Mr. Taylor asked for a Motion to approve. Ms. Vukusich made a Motion to approve, seconded by Ms. Stoller. The Motion was approved, 3-0.**

**b. PP-21-16 Highline at Delaware Park**

Consideration of a Primary Plat to allow for up to 8 lots on 13.76 acres for a mixed-use development including retail and restaurant users, and multi-family. The subject site is located southwest of the intersection of Lantern Road and 106<sup>th</sup> Street, east of Kincaid Drive, and north of Nightfall Lane.

Ross Hilleary, Assistant Director, presented the Highline at Delaware Park Plat. Staff recommends approval of the Plat, with the condition that City Council vacates 15' of the 30' D.U., S.S.E. and P.A.E. east of Kincaid located on Lots 1 and 2.

**Mr. Taylor opened the Public Comment portion of the Meeting. Seeing no one present to speak, he closed the Public Comment portion of the Meeting.**

Ms. Vukusich inquired about the hatched area on the western side of the site plan. Karen Collins from A&F Engineering stated it is the portion of the vacation (15') that they are requesting from Council. Ms. Vukusich asked if they intend to submit an updated plat once it's been vacated. Ms. Collins said if they can record the secondary plat after the vacation has happened that should clean everything up. Ms. Vukusich said it would be helpful to label the hatched area as "to be vacated".

Mr. Taylor noted he would like A&F to work with them through the TAC process on the dedication to allow the right in/right out for 106<sup>th</sup> Street.

**Mr. Taylor asked for a Motion to approve. Ms. Vukusich made a motion to approve on the condition that the easement is vacated, and the label be added to that easement vacation on the primary plat. The motion was seconded by Ms. Stoller. The motion was approved, 3-0.**

As there was no other business, the meeting was adjourned at 4:24 p.m.

Respectfully Submitted by:

  
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Kelly Lewark, Recording Secretary