

**CITY OF FISHERS  
NICKEL PLATE REVIEW COMMITTEE MINUTES  
February 24, 2021**

\*Due to Executive orders by Gov. Holcomb related to COVID-19, Committee Members and meeting participants were allowed to join electronically.

**The Nickel Plate Review Committee was convened by Emily Bowman at 5:00 p.m.**

**A roll call was taken and those members present were:** Emily Bowman, Eugene Johnson, and Selina Stoller

**Others in attendance:** Tony Bagato, Ross Hilleary, Andrew Magee, Steve Melton, Kay Prange, Randy Sherman, Todd May, Chad James, Tom Dickey.

**Election of Officers:**

Selina Stoller nominated Emily Bowman as President of NPRC, seconded by Eugene Johnson. The Nomination was approved, 3-0.

Selina Stoller nominated Eugene Bowman as Vice-President of NPRC, seconded by Emily Bowman. The Nomination was approved, 3-0.

**Minutes from the October 28, 2020 meeting were approved, 2-0-1. Ms. Stoller abstained.**

**a. Case # NPR-21-1 Maple Del**

HWC Engineering on behalf of JC Hart Company, Inc. requests approval of waivers, site design, and architecture for the Maple Del multi-family development. The project is located south of the intersection of Holland Drive and E 116th Street, is zoned Village Center (VC), and consists of 9.34 acres. Chad James is the project engineer ([cjames@hwcengineering.com](mailto:cjames@hwcengineering.com)).

Ross Hilleary, Planner III, presented the Maple Del project, which will go before City Council on March 15 and Plat Committee on March 25, 2021.

Waivers requested:

ROW Requirement

Sidewalk Width

Planting Strip

Front Setback

Side Setback

Facades facing Alleys

Articulation

Driveways.

Required Parking Ratios

Windows headers

Surface Parking Lots

Balconies

**GATEWAY FEATURE:** Nickel Plate Review Committee is needed to approve the use and location of gateway features at key location

Chad May and Randy Sherman were present to answer questions. Neighborhood meetings were held with Charleston Crossing and Fishers Pointe residents.

Staff recommends approval as presented.

In Committee discussion, Emily Bowman asked about assigned vs unassigned parking spots and Hardi plank siding, confirming that all units are rentals. Eugene Johnson asked about bike racks, and if there would be any overspill to the Commercial property to the West. Selina Stoller asked about: ROW precedent on 116<sup>th</sup> St., which is not inconsistent with the transportation plan. Setbacks and buffering for Charleston Crossing residents, the Westernmost building not being parallel to 116<sup>th</sup> St., the home by Chatham Tap.

Tom Dickey added that the CC residents are happy that the duplexes are on the Western property line. Traffic is their #1 concern. The westernmost building is angled to screen the parking lot. The home by Chatham Tap will be developed in Phase II. The Juliet balconies and the placement of the Gateway feature were also discussed.

Ms. Bowman asked for a Motion for NPR-21-1. Mr. Johnson made a Motion to approve based on a successful TAC process, which was seconded by Ms. Stoller. The Motion was approved, 3-0.

**As there was no other business, the meeting concluded at 5:40 p.m.**

Respectfully Submitted by:

Kay Prange

---

Kay Prange, Recording Secretary