

**Fishers Planned Unit Development (PUD) Committee Minutes**  
**April 14, 2021**

Meeting occurred virtually through Teams.

Mr. Peterson called the Meeting to order at 5:00 PM.

Members present: Pete Peterson, Shawn Curran, Megan Baumgartner, Emily Bowman

Members absent: none

Others present: Megan Schaefer, Tony Bagato, Kelly Lewark, Jonah Butler, Jessie Boshell, April Hensley, Steve Hardin, Eric Wojak, Nick Alexander

**Regular PUD Committee**

*Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner*

**a. PUD-21-4 Tot Spot - Continued from previous meeting**

Consideration of the site plan and preliminary architectural drawings for the Tot Spot. Project will consist of one (1) 11,000 sf +/- square foot building to house a daycare. Site is located in the Medtech Park PUD, with the common address of 14300 E 138<sup>th</sup> Street. Property is approximately 1.98 acres.

Jessie Boshell, Planner II, presented the Staff Report and architecture for the Tot Spot. Representing the Petitioner, April Hensley, Architect for the project, was also available for questions. Material samples and fencing samples were available for the members as requested in the March PUD meeting. There were no questions from the Committee.

**Mr. Peterson asked for a Motion for PUD-21-4. Ms. Bowman made a Motion to continue, seconded by Ms. Baumgartner. The Motion was approved, 4-0.**

**b. PUD-21-3 Villas at Fishers District**

Consideration of the site plan and preliminary architectural drawings for the Villas at Fishers District PUD located on 36 acres on the east side of USA Parkway, known as County Parcel No. 15-15-06-00-00-002.000. The project includes 250 residential units, with 210 duplexes and eight (8) five-plex townhomes (40 units). The PUD includes a commercial project that will be developed in the future.

Tony Bagato, Director of Planning and Zoning, presented the Staff Report which included elevations and building materials. Steve Hardin of Faegre Drinker, representing the Petitioner, was also available to answer questions for the Committee.

In Committee discussion, Emily Bowman asked about natural buffer or fencing on the east side. Pete Peterson asked about a path and retention pond in some areas it is very wide on that side. Tony noted that there is a buffer that ranges between 30 and 85-ft. wide. Sean Curran and Steve Hardin confirmed that there are garages on the townhomes. He also confirmed that the construction will be phased, starting with the amenity area, south to north, over a 2-year period. Mr. Curran does like the materials. Megan Baumgartner asked about fencing. Mr. Hardin confirmed that each duplex in back will have an 8-ft patio enclosed by a white vinyl fence. Mr. Peterson likes the materials, although he warned about white, which will need to be cleaned all the time.

**Mr. Peterson asked for a Motion for PUD-21-3. Ms. Baumgartner made a Motion to continue, seconded by Mr. Curran. The Motion was approved, 4-0.**

Meeting was adjourned at 5:20 pm.

**Riverplace PUD Committee**

*Warren Harling, Shawn Curran, Megan Baumgartner, Jim Jordan, John Weingardt*

**NONE**