

**Fishers Planned Unit Development (PUD) Committee Minutes
June 1, 2022**

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

Members present: Howard Stevenson, Shawn Curran, Megan Baumgartner

Members absent: Emily Bowman, Pete Peterson

Others present: Ross Hilleary, Kay Prange, Tracy Gaynor, Sydney Granlund, Anvir Purewal, Mike Surak, Barry Perron, Tyler McKee, Eric Gleissner, Mark Groff, Steve Mattingly, Karl Fettig.

Regular PUD Committee

Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner

a. PUD-22-4 Paige's Music

15-14-12-00-09-003.201

Eric Gleissner (egleissner@civilsite.net) on behalf of Paige's Music is requesting consideration of the site plan and architectural elevations for the development of a warehouse, distribution, and office facility within the Delaware Park PUD. Subject site is located south of Sunlight Dr and west of Lantern Road within the Delaware Park commercial subdivision, with a common address of 8601 SUNLIGHT DR.

Ross Hilleary, Assistant Director of Planning and Zoning, presented the Staff Report. The land in Delaware Park is currently vacant. Mark Groff, owner of Paige's Music, present a history of the company. The company is a 5th generation family business specializing in orchestral instruments for students. The company is relocating to Fishers from Indianapolis. Staff recommends approval.

In Committee Discussion, Shawn Curran asked for additional information about the step-up on the roof from the office to the warehouse. Eric Gleissner confirmed that the roof is a low of 22' and high of 26'.

Mr. Stevenson asked for a Motion for PUD-22-4. Megan Baumgartner made a Motion to approve, seconded by Shawn Curran. The Motion was approved, 3-0.

b. PUD-22-5 Children of America Daycare

15-14-01-00-09-006.000

Stephen Fields (sfields@abonmarche.com) on behalf of Real America is requesting consideration of the site plan and architectural elevations for the development of a daycare facility within the Lantern Pointe PUD. Subject site is located east of Lantern Rd and west of I-69 within the Lantern Pointe/Prairie View commercial subdivision, with a common address of 10750 CLAY PRAIRIE PKY.

Ross Hilleary presented the Staff Report. The land is currently vacant, located at Lantern Road and I-69. The Plans and the general area was shown. Staff recommends that the existing chain link fence be replaced, and does recommend approval.

The petitioners noted that they are replacing a building that burned down several years ago. Stone and brick samples were shown to the Committee. Asking Committee to recommend mushroom or red brick. It was agreed that the red brick was better.

In Committee discussion:

Extend the brick wrap

Shawn Curran - wants to blend with the other Prairie Style buildings in the area

Megan Baumgartner – she is struggling with the building second story. The 2nd story is faux. Would need a variance to remove it due to the PUD. Howard Stevenson likes the darker brick.

Shawn Curran- there are 5 buildings in the area and this doesn't feel like the other buildings. It feels institutional. It needs more residential character and to blend more with the area. Megan Baumgartner agreed that the petitioner needs to come back to the Committee with changes to the architecture.

Ross Hilleary noted that staff is not comfortable with major changes such as roof modulation, etc.

Mr. Stevenson asked for a Motion. Mr. Curran made a Motion for the Petitioner to continue to move forward with recommendations and to expedite a special meeting later in June for their timeline to be kept. Seconded by Ms. Baumgartner. The Motion was approved, 3-0.

Riverplace PUD Committee

NONE

The meeting was adjourned at 5:27 pm.