

Fishers Planned Unit Development (PUD) Committee Minutes
June 5, 2019

Mr. Block called the meeting to order at 5:00 PM.

Others present: Tony Bagato, Megan Schaefer, Kay Prange, Mark Leach, Steve Hardin, Justin Furr, John McLain, and Aaron Hurt.

Members not Present: Warren Harling and Shawn Curran

Regular PUD Committee

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

a. PUD-22157 Crew Carwash

Faegre Baker Daniels, LLP on behalf of Crew Carwash requests approval of the PUD concept plan for their new headquarters and car wash and architectural approval of the new car wash building. The project is generally located on the west side of Exit Five Pkwy, north of 116th St.

Steve Hardin, Esq., of Faegre Baker Daniels presented the PUD Packet with Justin Furr of Crew Carwash. He noted that the previous site at 116th and Cumberland had challenges. Material panels were presented with illustrations Of the Car Wash facility. The Car Wash will begin construction this year. The Office Building will be started in 2020.

Megan Schaefer, Planner II, presented the Staff Report with the Rezone request to a site-specific PUD. The Car Wash architecture was presented and stacking is accommodated. Staff recommends approval with the condition that there be no stacking within the ROW.

In Committee discussion, signage and traffic flow was discussed. Ms. McGrath noted that this is a much better site with higher visibility than the previous location at 116th and Cumberland. The materials complement Top Golf. Mr. Block thanked Sunbeam, and Crew- this is a win for the City. Will the corporate building be complementary? He also asked about additional screening for the vacuum stanchions.

Mr. Hardin answered that Crew will accommodate conditions for stacking, although they can't control drivers.

Mr. Block asked for a Motion for PUD-22157. Emily Bowman made a Motion to approve, with the conditions that there be no stacking in the ROW and the additional landscaping previously discussed. The Motion was seconded by Ms. McGrath. The Motion was approved, 3-0.

b. PUD-19-7 ALDI

ALDI Inc. requests approval of the proposed architecture and site design for a tenant remodel of the former Fresh Market space, located within the Delaware Commons development. The project is generally location on the north side of 116th Street, east of Cumberland Road.

Megan Schaefer presented the Staff Report for the remodel of the old Fresh Market site in the Delaware Commons PUD. The Materials were presented and parking lot improvements will also take place. Staff recommends approval. Aaron Hurt and John McLain presented an overview of the project and discussed their product mix upgrade.

In Committee discussion, Emily Bowman asked about the possibility of extending the windows into the stone portion of the façade.

Ms. McGrath made a Motion to approve, with the condition that Aldi work with Staff on the façade glass. The Motion was seconded by Mr. Block. 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 5:28 pm.

Next Meeting: July 10, 2019