

**Fishers Planned Unit Development (PUD) Committee Minutes  
June 7, 2023**

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

Members present: Shawn Curran, Pete Peterson, Megan Baumgartner  
Howard Stevenson and Emily Bowman were not present.

Others present: Megan Vukusich, Ross Hilleary, Tracy Gaynor, Kay Prange, Ellie Beasley, Brad Battin, Heather Lezon, Nicholas Vergatos, Nick Schultz, Robbie Waggoner, Michael Garringer, Steve and Donna Hunley, Mike Lewis, Murray Clark, Scott and Diana Teverbaugh, Grady McEntire.

**Regular PUD Committee**

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

**a. Whistle Drive Development- CONTINUED TO JUNE 14, 2023 Special PUD Meeting**

**Case:** PUD-23-4

**Address:** 11594 WHISTLE DR

**Request:** Consideration of architecture for a new multi-tenant building within the Stations at Fishers District PUD.

**Petitioner:** BW Development

**Planner:** Megan Vukusich, [vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us)

Mr. Peterson recused himself and as a result, there were only 2 members to vote- so the hearing on the development was moved to a Special PUD meeting on June 14. Michael Garringer of ROAW presented the materials and a discussion took place about public art, which would be sculptural. There was no vote.

**b. Parkside Self Storage**

**Case:** PUD-23-5

**Address:** 12915 PARKSIDE DR

**Request:** Consideration of architecture for a new self-storage facility within the Parkside PUD.

**Petitioner:** Premier Storage Fishers, LLC

**Planner:** Megan Vukusich, [vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us)

Megan Vukusich presented the Staff Report. Staff is working with the Petitioner on the corner entry, and there is additional variation needed on the facades. Nick Schultz, Civil Engineer, is looking for feedback and to come back with changes to the plans. Megan Baumgartner is looking for changing elevations, Megan Vukusich noted window modulation. Shawn Curran agrees and confirmed that there is a buffer for the big wall. Pete Peterson noted lighting and articulation are needed.

**Mr. Peterson asked for a Motion. Megan Baumgartner made a Motion to continue, seconded by Pete Peterson. The Motion was approved, 3-0.**

**c. Flat Fork PUD Home Elevations**

**Case:** PUD-23-6

**Address:** Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road

**Request:** Consideration of architecture for new home elevations for the Flat Fork PUD. The Flat Fork PUD includes a maximum of 220 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia.

**Petitioner:** NVR, Inc. (d/b/a Ryan Homes)

**Planner:** Megan Vukusich, [vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us)

Megan Vukusich presented the Staff Report. Ryan Homes is requesting site design and architectural approval for new home elevations for the Flat Fork PUD. This request includes the following models: Ashbrooke, Aviano, Cumberland, Savannah, Corsica, Normandy and York. Suggestions from Veridus include extending the front porch due to forward set garage and extending masonry. Staff is overall supportive. Murray Clark of Faegre Drinker, representing Ryan Homes, Mike Lewis of Ryan Homes, and Mark Leach of Faegre Drinker were present to present the development at two locations, one at 96<sup>th</sup> and Georgia, and one at 96<sup>th</sup> and Cyntheanne. The 96<sup>th</sup> and Georgia lot includes 4 acres for possible Commercial use. The rezone request will either be approved or denied at the June 19th City Council meeting. In discussion with the Committee, the following comments were made:

-in general, the Ashbrook is not approved

-more brick facades/stone

-make the garage less prominent through use of paint

--Ryan is unable to extend the porches due to structural changes. Pete Peterson agrees.

**Mr. Peterson asked for a Motion. Megan Baumgartner made a Motion to approve with the condition that Ryan Homes continue to work with Staff on the garage color scheme, removing the left Ashbrook model as presented in the Petitioner Packet, and extending the stone on the facades, seconded by Mr. Curran.**

**The Motion was approved 3-0.**

**d. Teverbaugh Dental**

**Case:** PUD-23-7

**Address:** 8180 E 106TH ST

**Request:** Consideration of architecture for a new dentist office within the Crosspoint PUD.

**Petitioner:** E L Land Investments LLP

**Planner:** Megan Vukusich, [vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us)

Megan Vukusich presented the Staff Report. Staff recommends approval for this dental practice. Grady Mc Entire presented the materials and elevations for the building, seeking architectural approval.

In Committee discussion, Megan Baumgartner is looking for different sign lettering and articulation. Megan Vukusich confirmed that there is one more lot to go next to Hub & Spoke. Shawn Curran would like to see a less residential look and for the building to transition from retail on one side to Hub & Spoke on the other side.

**Mr. Peterson asked for a Motion. Sean Curran made a Motion to approve, with the conditions of working with staff on the sign and the south elevation, seconded by Megan Baumgartner. The Motion was approved, 3-0.**

**Riverplace PUD Committee**

*Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender*

**NONE**

The meeting was adjourned at 5:50 pm.