

**CITY OF FISHERS**  
**NICKEL PLATE REVIEW COMMITTEE MINUTES**  
**September 25, 2019**

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

**Members present were:** Emily Bowman, Eugene Johnson, Selina Stoller

**Members absent:** Warren Harling

**Others in attendance were:** Tony Bagato, Megan Schaefer, Kay Prange, John Dierdorf, David George, Mark Beebe, Doug Martin, Dustin Fry

**a. NPR-19-10 Nickel Plate Station**

Nickel Plate North Associates, LLC requests approval of site design, architecture, and waivers for three buildings including 10,500 square feet of retail space/live workspace, 236,100 square feet of apartments and townhomes, and a 341-space parking facility. A public plaza will accompany this project but will be submitted separately. The project is located at the northeast corner of 116th Street and future Nickel Plate Trail and is zoned Downtown Core. John Dierdorf ([jdierdorf@bdmd.com](mailto:jdierdorf@bdmd.com)) is the project architect.

Megan Schaefer, Planner III, presented the project overview. The Leasing office will be on 116<sup>th</sup> St. and the development will surround the Legacy buildings at 116<sup>th</sup> and the Nickel Plate trail. Staff recommends approval of the preliminary plans. Browning Development presented the material samples. Art was discussed and staff recommends it to define the entryways and extend it. Providing access to public restrooms on the trail and blade signage was discussed. Tables, benches in the public space were also discussed. These plans are yet to be finalized.

**Ms. Bowman asked for a Motion. Mr. Johnson made a Motion to approve the preliminary plans, including the commitment that the petitioner will continue to work with staff on TAC comments, the streetscape plan, art at the entryways, and access to restrooms. The Motion was seconded by Ms. Stoller. The Motion was approved, 3-0.**

**b. NPR-19-11 Maple Street Development**

Lancer+Beebe, LLC requests approval of site design, architecture, and waivers for a 16,280 square foot mixed-use building to include office-commercial with two (2) apartment units on the top floor. The project is located on the east side of Maple Street, south of North Street and is zoned Downtown Core. Mark Beebe ([mbeebe@lancerbeebe.com](mailto:mbeebe@lancerbeebe.com)) is the project architect.

Megan Schaefer presented this project overview, which is located across from Four Day Ray. There is a one-foot building setback. Public art is possible and Staff recommends approval.

Mark Beebe presented the architecture and site plan. The materials will replicate 11634 Maple St. There will be two apartment units on the top floor. Ms. Stoller suggested that lighting be similar to the Braden building. Perhaps a sculpture would be possible instead of a painted wall. A graffiti art wall was suggested. Ms. Stoller wants to see a permanent design.

**Ms. Bowman asked for a Motion. Ms. Stoller made a Motion to approve, contingent on the Petitioner working through TAC comments with Staff, and working with the Arts Commission, seconded by Mr. Johnson. The Motion was approved, 3-0.**

c. **NPR-19-12 BW North Ellipse Signage**

BW Development requests approval of a creative sign package. The building is located at 11 Municipal Drive and is zoned Downtown Core. Black Langley with Hoosier Sign Guy ([sales@hoosiersignguy.net](mailto:sales@hoosiersignguy.net)) is the project manager.

Megan Schaefer presented the two options to list multiple tenants on one projecting sign. Staff recommends option 2. Ms. Stoller does not care for either option.

**Ms. Bowman asked for a Motion. Mr. Johnson made a Motion to approve, seconded by Ms. Bowman. The Motion was approved, 2-1.**

**Please Note: This item was presented at the September 25, 2019 Nickel Plate Review Committee meeting and was voted on 2 in favor and 1 opposed. For approval, 3 votes in favor are needed. This item will be brought back to the Committee at next Meeting. Please see Agenda for the October 23, 2019 NPRC Meeting.**

**As there was no other business, the meeting concluded at 5:42 p.m.**

Respectfully Submitted by:



Kay Prange, Recording Secretary