

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
February 22, 2023**

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

A roll call was taken and those members present were: Eugene Johnson, Rich Block, Jamie Nieves, Selina Stoller, and Emily Bowman.

Others in attendance: Megan Vukusich, Ross Hilleary, Kay Prange and Aaron Pearlman.

Minutes from the 9-28-22 meeting were approved, 5-0.

Election of Officers:

President – Ms. Stoller made a motion to nominate Mr. Johnson as President, seconded by Ms. Bowman. The motion was approved, 5-0.

Vice President – Ms. Bowman made a motion to nominate Ms. Nieves as Vice President, seconded by Mr. Block. The motion was approved, 5-0.

Case # NPR-23-1 - Room Service on Wheels Patio Covering

Request to approve an 800 sq ft patio enclosure for Room Service on Wheels located at Pullman Pointe, common address of 11110 Lantern Road, Suite #110.

Ross Hilleary, Assistant Director of Planning and Zoning presented the request. Room Service on Wheels is located within Pullman Pointe. They are remodeling to now include both indoor and outdoor seating. The outdoor seating will be within a covered patio area allowing for three seasons of outdoor seating.

Aaron Pearlman, one of the RSOW owners, presented the request and gave background on their operation.

They are requesting the following waivers:

- 1) Building materials – for structural aluminum with no additional masonry.
- 2) Building design standards – for façade articulation, wall planes, and defined base, middle and top.

Staff is supportive of this request due to the nature of the mixed-use development. The recommendation is subject to the following conditions:

- 1) All staff comments must be addressed and resolved with the Departments of Planning & Zoning, Engineering, Public Works and Fire.
- 2) Approval of a variance before the Fishers Board of Zoning Appeals to allow for outdoor dining.
- 3) To work with staff to exact appearance.

Mr. Block asked about the appearance of the outdoor seating. Will it be clear vinyl? Does it activate the area? The patio will look like Four Day Ray's outdoor seating. Clear vinyl weathers badly.

The Committee discussed the RSOW ghost kitchen business model and the addition of outside dining.

The concept of Nickel Plate Village Center was also discussed.

Eugene Johnson confirmed no impact to residents.

Mr. Johnson made a Motion to approve, seconded by Mr. Block. The Motion was approved, 5-0.

As there was no other business, the meeting concluded at 5:20 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary