

**CITY OF FISHERS  
ADVISORY PLAN COMMISSION MINUTES  
October 4, 2023  
LAUNCH FISHERS THEATER**

**The meeting of the Advisory Plan Commission convened at 6:00 p.m.**

**Mr. Stevenson confirmed quorum and called the meeting to order.**

A roll call was taken and those members present were: Rick Fain, Bill Stuart, Howard Stevenson, Katie Jackson, Bruce Molter, Todd Zimmerman. Kim Logan, Steve Richards, Selina Stoller, and Pete Peterson were not present. Others present: Rodney Retzner, Kay Prange, Ross Hilleary, Hatem Mekky, Spencer Heffron, Brian Lewis, Greg and Sara Wissler, Mr. and Mrs. Ardalan, Don Stuart, Larry Lannan.

**Mr. Stevenson asked for a Motion to approve the Minutes from the 9-6-23 meeting. Mr. Zimmerman made a Motion to approve, seconded by Mr. Fain. The Minutes were approved, 6-0.**

**Public Hearings:**

**a. Flat Fork PUD**

**Case:** RZ-23-3      **CONTINUED FROM SEPTEMBER MEETING**

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

**Request:** Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 225 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:** Ross Hilleary [hillearyr@fishers.in.us](mailto:hillearyr@fishers.in.us)

Ross Hilleary presented the request from Ryan Homes. The PUD aligns with the Fishers 2040 plan. Hatem Mekky, Director of Engineering, and Ross Hilleary, Director of Planning and Zoning, have met with McCordsville regarding the 96<sup>th</sup> St. improvements. Annexation will be handled through City Council and Staff recommends sending a favorable recommendation to City Council.

Murray Clark of Faegre Drinker and Mike Lewis of Ryan Homes were available to answer questions. The West/Georgia Rd. parcel will contain 55 ranch homes for empty nesters. The East parcel will contain 130 2-story homes. Brad DeReamer, City Council spoke about side yard setbacks and passed out pictures from Britton Falls. He is content with the side-yard setbacks which have been increased in the East parcels and not increased in the West parcels. Only the largest square ft homes with 3-car garages will have a 5 ft setback. Mr. Clark stated that it may be back to the drawing board for home models due to the tough anti-monotony laws.

Mr. Zimmerman appreciated the discussion about 96<sup>th</sup> St. and McCordsville. Mr. Mekky explained that a traffic analysis has been done. Passing blisters are recommended, along with accel/decel lanes. The 96<sup>th</sup> and Cyntheanne roundabout will start in the end of 2024. Bill Stuart noted that 96<sup>th</sup> is multi-jurisdictional – an interlocal agreement was explained by Mr. Mekky. Mr. Stevenson likes the low-maintenance language.

**Mr. Stevenson opened the Public Hearing.**

Brad DeReamer, (13142 Oakford) - Mr. DeReamer summarized the 5-ft. setbacks as a disaster but the East homes will have 7.5 ft and the West will have at least 5.3 feet. He thinks it will work. Thanks to Scott Wallace and Mike Lewis. Steve Hunley (no address given)- he lives at 96<sup>th</sup> and Cyntheanne- why is a roundabout needed? Mr. Mekky explained it as a safety precaution due to all the accidents.

Ann Capella (no address given)- she lives at 96<sup>th</sup> and Georgia- how long for a roundabout. Mr. Mekky stated 3 years for the INDOT process. Mr. Stevenson confirmed that the two future developments south of 96<sup>th</sup> St. are being taken into consideration.

**Mr. Stevenson closed the Public Hearing portion of the meeting.**

**Mr. Stevenson asked for a Motion. Mr. Zimmerman made a Motion to send a favorable recommendation to City Council, seconded by Mr. Molter. The Motion was approved, 6-0.**

**The Meeting was adjourned at 6:37 p.m.**

Respectfully Submitted by:

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Kay Prange, Recording Secretary