

**CITY OF FISHERS  
ADVISORY PLAN COMMISSION MINUTES  
December 6, 2023  
LAUNCH FISHERS THEATER**

**APPROVED**

**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: Selina Stoller, Howard Stevenson, Pete Peterson, Bruce Molter, Kim Logan, Todd Zimmerman, Katie Jackson. Bill Stuart was present on a Teams call. Rick Fain and Steve Richards were not present.

Others present: Rodney Retzner, Kay Prange, Ross Hilleary, Tracy Gaynor, ASL interpreters Kristine Riley and Randolph Nicolai, Larry Lannan, Murray Clark, Mark Leach, Laura Villanyi, Donna Bond, Ralph Mills, Nancy Jarrell, Nathan Nocton, Tim Mott, Andy Mattingly, Greg and Barb Gantt, Chris and Elizabeth Cooke.

Pete Peterson made a Motion to approve the Minutes from the 11-1-23 meeting. Ms. Logan seconded. The Motion was approved 8-0.

**a. Fishers Community Center Rezone Parcel: 13-11-33-00-00-005.000 & 13-11-33-00-00-010.002**

**Address:** 11400 Johnson Farm Way **Case:** RZ-23-5 **Request:** Consideration of a rezone of 25 Acres from R2 Residential to OS Open Space known as the Fishers Community Center rezone **Petitioner:** City of Fishers

**Planner:** Ross Hilleary, Director ([hillearyr@fishers.in.us](mailto:hillearyr@fishers.in.us))

Ross Hilleary presented the Community Center rezone on Johnson Farm Way. The location is 121<sup>st</sup> and Hoosier Road. It is currently zoned R2, the rezone is for OS, open space. Kim Logan asked how this fits in with the 2040 plan. Ross stated that the 2040 plan would be updated. Pete Peterson gave background that 116<sup>th</sup> and Hoosier Road was the original site considered. It ended up being cost prohibitive. Todd Zimmerman added that this is close to Billerica Park. There has been overwhelming interest from the public. This will go before City Council on the December 18 meeting. Staff recommends approval.

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

Greg and Barb Gantt (12192 Hoosier Rd.)- They are located just north of the site. They support this but have questions if the cell tower access road remains. Also, does the tree line remain, for privacy for their property. Will there be a sidewalk south of 121<sup>st</sup> St? Will there be a roundabout at 121<sup>st</sup> and Hoosier Road? It is currently a T intersection. Many accidents at that intersection over the years. Are there other future plans for the Johnson family property?

Chris Neal (10623 Cedar) – He represents the Sand Creek Woods HOA on 121<sup>st</sup> St. He has traffic concerns and referenced the Stevanato plant on Cumberland. 121<sup>st</sup> St. needs to be 4 lanes. There is also school property there.

Nathan Nocton (11215 E. 121<sup>st</sup> St.)- concerned about traffic from the industrial park- the semis will destroy a roundabout. Hoosier Road snakes through the cemetery. The location should be at the 116<sup>th</sup> frontage. This is not the right location. School dropoff will be a nightmare.

**Mr. Stevenson closed the Public Hearing.**

Ross Hilleary answered the cell tower issue is being worked on- Jake McSoley , Director, Recreation and Wellness, has been working on this. Todd Zimmerman lives in Meadowbrook. There have been neighborhood meetings- with the Mayor. Residential development was an option for this property. We are aware that there is a trail gap. The Trails and Greenway project will go before City Council in December. Sidewalks and trails will be installed. Accel/Decel lanes will be installed. There is no roundabout plan yet, engineering is considering this for intersection improvements, but not yet funded. Annexation was approved. Katie Jackson confirmed with Ross that Turnstone was visited in Ft. Wayne. **Mr. Stevenson asked for a Motion. Mr. Zimmerman made a Motion to approve, seconded by Ms. Logan. The Motion was approved, 6-0-2. Mr. Peterson abstained as he works for RQAW, and Mr. Molter abstained, as he works for Hagerman Group.**

**b. Drive Planning PUD Parcel: 13-11-35-00-00-039.000**

**Address:** 13562 E 116<sup>th</sup> Street

**Case:** RZ-23-6 **Request:** Consideration of a rezone of .88 acres from R2 Residential to PUDC for a single-tenant office building known as Drive Planning. **Petitioner:** Mark Leach ([mark.leach@faegredrinker.com](mailto:mark.leach@faegredrinker.com))

**Planner:** Ross Hilleary, Director ([hillearyr@fishers.in.us](mailto:hillearyr@fishers.in.us))

Ross Hilleary presented the updated site plan. He gave an overview of the Petitioner meetings and comments. He Noted that Mr. Cooke contributed significantly to the process. Staff has no recommendation for the Commission.

Murray Clarke of Faegre Drinker, representing Drive Planning, reviewed the history of the previous submittal which was withdrawn in June 2023. The redesign is more acceptable to the community stakeholders based on size and a more residential appearance. The PUD Committee approved the project tonight. The community concerns were mitigated by the following concessions by Drive Planning:

- One-tenant, owner occupied
- 4500 sq. ft.
- The loft space (additional 1000 sq. ft.) is a meeting space
- The garage area is enclosed.

Thanks to the neighbors!

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

Chris Cooke (13625 E. 114<sup>th</sup> St.) – We have come 95% of the way. These orphan properties give a Swiss cheese effect to what is allowed. The Moore Berry dentistry is a good PUD standard. Set the standard and move on.

Andy Mattingly (13487 E. 116<sup>th</sup> St.) – 4500 sq. ft is the correct amount. There are 18-19 properties along 116<sup>th</sup> St. The best use is commercial with a standard.

Tim Mattingly (13573 E. 116<sup>th</sup> St.)- Concerned about traffic- they don't need the additional 1000 sq. ft.

Elizabeth Cooke (13625 E. 114<sup>th</sup> St.) – Dr. Barry (dentist) complied with 4500. The precedent was set- think fairness.

**Mr. Stevenson closed the Public Hearing.**

Ross Hilleary stated that the City is looking at overlay district for 116<sup>th</sup> St. and other locations at the direction of the Mayor. It is not perfect but will help standardization and guidance.

In Commission discussion,

Selina Stoller does not like this- the others have a traditional residential appearance. Wait for the overlay.

Todd Zimmerman stated that the first reading on this was at City Council months ago. No one showed up from the Petitioner. This was disrespectful and he can't support it.

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Pete Peterson worked with Chris Cooke and he can support it.

Murray Clarke wants to keep the loft in.

**Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to send a favorable recommendation, seconded by Ms. Logan. Mr. Stuart was no longer on the call, no vote was counted for him. The vote was 4 yes, 3 no. The project goes to Council with no recommendation.**

**Mr. Stevenson asked for another Motion. Ms. Stoller made a Motion to send an unfavorable recommendation, seconded by Mr. Zimmerman. The vote was 3 yes, 4 no. Again no vote was counted for Mr. Stuart.**

**Plan Commission will send NO RECOMMENDATION TO City Council.**

**The Meeting was adjourned at 6:55 p.m.**

Respectfully Submitted by:

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Kay Prange, Recording Secretary