

**CITY OF FISHERS  
ADVISORY PLAN COMMISSION MINUTES  
August 2, 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, Selina Stoller, Katie Jackson, Kim Logan, Bruce Molter, Steve Richards and Howard Stevenson. Pete Peterson and Todd Zimmerman were not present. Others present: Lindsey Bennett, Fishers City Attorney, Scott Frissell of Krieg DeVault, Megan Vukusich, Kay Prange, Ross Hilleary, Gabrielle Herin, Grace Wiley, David Sell, Rick Coffin, Ross Reinhardt, Chandler Sturgis, Stephanie Truchan and Kevin Buchheit of Krieg DeVault, Robert Thompson, Mark Thompson, Don Myers, Larry Lannan, Jennifer Leary, J.R. Knight.

**Mr. Stevenson asked for a Motion to approve the Minutes from the 7-2-23 meeting. Ms. Logan made a Motion to approve, and Ms. Stoller seconded. The Motion was approved 7-0-1, with Mr. Stevenson abstaining.**

**PUBLIC HEARINGS**

**a. Flat Fork PUD Rezone     REQUEST TO CONTINUE TO SEPTEMBER**

**Case:** RZ-23-3

**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 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 explained that RZ-23-3 requested continuation for more neighborhood meetings.**

**Ms. Stoller made a Motion to approve the Continuance, seconded by Mr. Fain. The Motion was approved, 8-0.**

**b. Gray Eagle Golf Course**

**Case:** TA-23-3

**Address:** 12500 Brooks School Rd

**Request:** Consideration of a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9.

**Petitioner:** Stephanie J. Truchan with Krieg DeVault as agent for Gray Eagle Golf, LLC

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

Megan Vukusich introduced Lindsey Bennett, Fishers City Attorney, as legal counsel for this item since the petitioner is represented by Krieg DeVault.

Ms. Vukusich presented the Text Amendment request. The location in question is Parcel 9 within the Gray Eagle PUD. The Text Amendment is for the barrier netting system and 5000 sq. ft. restaurant. Staff recommends approval. The architecture has already been approved by the PUD Committee and still needs TAC approval. The drawings of the netting were discussed and compared to Top Golf. The height is 10 feet less (160 ft.) compared to the 170 ft. height at Top Golf. The maximum height does decrease more than the Top Golf netting. The lighting plan was also presented. The Gray

Eagle HOA has approved on 7/13/23, and one Public Comment has been received and shared with Members stating that the height of the netting is not appropriate.

Stephanic Truchan of Krieg DeVault, representing the developer, presented the Petitioner packet information on the facility.

Bill Stuart and Howard Stevenson clarified the height comparison to Top Golf.

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

David Sell (12578 Broadmoor Ct. N.)- he lives in the Graystone Neighborhood to the south, which is closer than Gray Eagle.

A neighborhood meeting has not yet happened at Graystone.

Ms. Truchan confirmed that the meeting would be next week.

**Seeing no one else from the Public to speak, Mr. Stevenson closed the Public Hearing.**

In committee discussion, Mr. Stuart confirmed that he is not comfortable approving until the Graystone neighborhood meeting has taken place and results are known. Mr. Stevenson asked about any safety concerns for the J. C. Hart apartment complex yet to be built. It was confirmed that a traffic study has been done.

**Mr. Stevenson asked for a Motion. Mr. Stuart made a Motion to CONTINUE to the Sept. 6 meeting, seconded by Ms. Logan. The Motion to CONTINUE was approved, 8-0.**

**c. The Link at Fishers District**

**Case:** TA-23-4

**Address:** 11100 USA Parkway

**Request:** Consideration of a text amendment to the Exit 5 / Sunbeam PUD to amend sign standards for The Link at Fishers District building, fka the Navient building, to allow for supplementary monument, wall, and directional signs.

**Petitioner:** J.R. Knight of Eye4Group on behalf of MJ Wilkow, [jr@eye4group.com](mailto:jr@eye4group.com)

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

Ross Hilleary presented the Test Amendment for the signage at the Link, fka Navient. The main Navient sign has been removed and one still remains for them as a tenant. There is a comprehensive sign package which covers the 5 doors. The secondary tenant is IU Health. Staff recommends approval.

Jennifer Leary presented the multi-tenant concept for this building. Burn Boot Camp is already planning to move in.

Kim Logan confirmed that the old brick house is not a part of this property.

**Mr. Stevenson opened the Public Hearing. Seeing no one from the public present to speak, he closed the Public Hearing.**

**Mr. Stevenson asked for a Motion. Mr. Stuart made a Motion to approve, seconded by Mr. Molter. The Motion was confirmed, 8-0.**

**New Business**

**RDC Resolution - Professional Sports & Convention Development Area**

Megan Vukusich presented that the Resolution (signed by the RDC) confirms that the PDSA area, a regional destination, conforms to the Fishers 2040 Plan vision.

Mr. Stevenson asked for a Motion. Ms. Logan made a Motion, seconded by Ms. Stoller, to approve. The Motion was approved, 8-0.

**The Meeting was adjourned at 6:30 p.m.**

Respectfully Submitted by:

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Kay Prange, Recording Secretary