



City of Fishers, Indiana - Planning & Zoning Department

**Technical Advisory Committee (TAC)**  
**MEETING AGENDA**

**MEETING DATE:** Thursday, March 28, 2024  
**TIME:** 9:00 AM  
**PLACE:** Microsoft Teams meeting  
[Click here to join the meeting](#)  
Meeting ID: 269 200 807 974  
Passcode: Sz6Sgm  
[Download Teams](#) | [Join on the web](#)  
**Or call in (audio only)**  
[+1 317-939-6525, 423 433 02#](#)

**1. Copper Trails (FKA Flat Fork PUD)**

**Parcel:** 13-16-07-00-00-017.000

**Address:** Generally located on the northeast corner of Georgia Road and E. 96<sup>th</sup> Street.

**Case:** PP-24-2

**Request:** Request to approve a Primary Plat of 90 lots on 50.07 acres, known as the Copper Trails (FKA Flat Fork PUD) property. Subject site is generally located east of Georgia Road and north of E. 96<sup>th</sup> Street.

**Petitioner:** Carlos Luna ([cluna@emht.com](mailto:cluna@emht.com))

**Planner:** Gabrielle Herin, Senior Planner ([hering@fishers.in.us](mailto:hering@fishers.in.us))

**2. Orchard Run (FKA Flat Fork PUD)**

**Parcel:** 13-16-07-00-00-010.000, 13-16-07-00-00-010.002, and 13-16-07-00-00-011.000

**Address:** Generally located on the northwest corner of Cyntheanne Road and E. 96<sup>th</sup> Street.

**Case:** PP-24-3

**Request:** Request to approve a Primary Plat of 119 lots on 57.7 acres, known as the Orchard Run (FKA Flat Fork PUD) property. Subject site is generally located west of Cyntheanne Road and north of E. 96<sup>th</sup> Street.

**Petitioner:** Carlos Luna ([cluna@emht.com](mailto:cluna@emht.com))

**Planner:** Gabrielle Herin, Senior Planner ([hering@fishers.in.us](mailto:hering@fishers.in.us))

**3. Chicken N Pickle**

**Parcel:** 15-15-06-00-00-015.000

**Address:** 9001 Maynard Lane

**Case:** ILP-24-4

**Request:** Request for an Improvement Location Permit for a 31,560 square foot indoor/outdoor restaurant and pickleball facility.

**Petitioner:** Patrick Lenahan, Yaeger Architecture ([plenahan@yainc.com](mailto:plenahan@yainc.com))

**Planner:** Christy Cashin, Senior Planner ([cashinc@fishers.in.us](mailto:cashinc@fishers.in.us))

**4. State at Fishers Retail**

**Parcel:** 15-14-12-00-21-005.005

**Address:** 0 Front Street

**Case:** ILP-24-5

**Request:** Request for an Improvement Location Permit for two (2) multi-tenant commercial buildings, 5,225 square feet and 10,820 square feet, associated parking, and pedestrian connections.

**Petitioner:** Ashton Fritz, Fritz Engineering ([ashton@fritz-eng.com](mailto:ashton@fritz-eng.com))

**Planner:** Christy Cashin, Senior Planner ([cashinc@fishers.in.us](mailto:cashinc@fishers.in.us))

**5. Samuel's Auto Sales**

**Parcel:** 15-11-19-00-00-019.601

**Address:** 14033 Trade Center Drive

**Case:** ILP-24-7

**Request:** Request for an Improvement Location Permit for a two-story 10,898 square foot commercial building and associated parking.

**Petitioner:** Brent White, DeBoy Land Development ([baw@deboyland.com](mailto:baw@deboyland.com))

**Planner:** Christy Cashin, Senior Planner ([cashinc@fishers.in.us](mailto:cashinc@fishers.in.us))

**6. Drive Planning**

**Parcel:** 13-11-35-00-00-039.000

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

**Case:** ILP-24-8, GP-24-3

**Request:** Request for Improvement Location Permit for a 4,500 square foot office building and parking.

**Petitioner:** Jason Schnurr, DI Build ([jschnurr@dibuild.com](mailto:jschnurr@dibuild.com))

**Planner:** Grace Wiley, Office Support ([wileyg@fishers.in.us](mailto:wileyg@fishers.in.us))

**7. Atwell Suites Saxony**

**Parcel:** 19-11-26-00-00-011.703

**Address:** Generally located at the southwest corner of Erlen Drive and Minden Drive.

**Case:** ILP-24-10, SP-22-6, GP-24-2

**Request:** Request to approve an Improvement Location Permit for a 69,014 square feet hotel; request to plat 1.67 acres to allow for a new hotel.

**Petitioner:** Jason Miller ([jmiller@rmasurveying.com](mailto:jmiller@rmasurveying.com)); Rudy Vugteveen ([rvugteveen@rmasurveying.com](mailto:rvugteveen@rmasurveying.com))

**Planner:** Gabrielle Herin, Senior Planner ([hering@fishers.in.us](mailto:hering@fishers.in.us))

## INFORMATIONAL TAC ITEMS

*This section was previously reserved for Minor TAC Items. Informational TAC Items will not be reviewed during the regular TAC meeting; however, they have been placed on the TAC agenda for communicative purposes to the various agencies. If you have questions or comments regarding these projects, please contact Kevin Martin at [martinke@fishers.in.us](mailto:martinke@fishers.in.us).*

### 8. Milford Park Amenity Center

**Parcel:** 13-12-31-00-00-036.000

**Case:** ILP-24-9

**Address:** Subject site is generally located north of E. 113<sup>th</sup> Street and east of Florida Road.

**Request:** Request to approve an Improvement Location Permit for a 1,131 square foot amenity center consisting of a pool house and pool.

**Petitioner:** Kyle Eichhorn ([keichhorn@hwcengineering.com](mailto:keichhorn@hwcengineering.com))

**Planner:** Gabrielle Herin, Senior Planner ([hering@fishers.in.us](mailto:hering@fishers.in.us))

### 9. Lincoln Square Pancake House

**Parcel:** 15-15-07-00-00-016.010

**Address:** 8902 E 96<sup>th</sup> Street

**Case:** ILP-24-11

**Request:** Request for an Improvement Location Permit for a commercial building addition and outdoor dining area construction.

**Petitioner:** James Lingenfelter, Five2Five Design Studio ([jimlingenfelter@five2fivedesign.com](mailto:jimlingenfelter@five2fivedesign.com))

**Planner:** Christy Cashin, Senior Planner ([cashinc@fishers.in.us](mailto:cashinc@fishers.in.us))