

**Fishers Planned Unit Development (PUD) Committee Minutes
December 6, 2023**

Mr. Stevenson called the Meeting to order at 5:00 PM.

Members present: Shawn Curran, Howard Stevenson, Pete Peterson

Emily Bowman and Megan Baumgartner were not present.

Others present: Ross Hilleary, Kay Prange, Bre King, Christy Cashin, Tracy Gaynor, Murray Clark, Mark Leach, Mike Lewis

Mr. Stevenson noted that since there were 3 members present, the vote would need to be unanimous.

Regular PUD Committee

Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner

a. Flat Fork PUD

Parcel: 13-16-07-00-00-017.000, 13-16-07-00-00-011.000, 13-16-07-00-00-010.002 & 13-16-07-00-00-010.000

Address: N/A

Case: PUD-23-6

Request: Request to approve architectural elevations for new homes for the Flat Fork PUD.

Petitioner: Mark Leach (mark.leach@faegredrinker.com)

Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

Elevations were reviewed- Staff has removed certain elevations and suggested extended porches on several. Ryan has agreed to all recommendations.

Pete Peterson asked about rear articulations and why some elevations were removed. Some were removed due to roof pitch.

Murray Clark of Faegre Drinker, representing Ryan homes, noted that the Georgia Road side was earmarked for empty nesters and the Cyntheanne Road side was a different product mix of larger homes. Staff recommends approval.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Mr. Curran. The recommendation was approved, 3-0.

b. Drive Planning PUD

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

Address: 13562 E 116th Street

Case: PUD-23-12

Request: Request to approve architectural elevations for a single-tenant office building known as Drive Planning.

Petitioner: Mark Leach (mark.leach@faegredrinker.com)

Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

Ross Hilleary presented the updated Drive Planning elevations. Murray Clark of Faegre Drinker, representing Drive Planning, noted that the earlier proposal was withdrawn in June of 2023. This proposal is more residential. The neighbors didn't like the commercial character or size of the previous submittal. The new submittal is 4500 square feet with a loft of 1000 square feet, an enclosed carport, a right in Right out, and less parking. Staff recommends approval. City Council has approved the rezone request.

Shawn Curran confirmed that there is no future expansion, and he likes the architecture, although wishes it was similar to the dentist's office. He is concerned with the orientation but Mr. Peterson stated that the neighbors across the street wanted this orientation. Public Comments are mixed but generally good.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Mr. Curran. The Motion was approved, 3-0.

The meeting was adjourned at 5:25.