

Fishers Planned Unit Development (PUD) Committee Minutes August 7, 2024

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

Members present: Shawn Curran, Howard Stevenson, Megan Baumgartner, Pete Peterson, new member Drew Bender

Others present: Ross Hilleary, Kevin Martin, Rodney Retzner, Grace Wiley, Gabrielle Herin, Larry Lannan

The meeting was well attended. All other attendees are on the sign-in list:



Public Attendees -
PUD- 8-7-24.pdf

Mr. Bender signed the Oath of Office and was welcomed to the Committee by Mr. Stevenson.

1. Riverplace PUD Committee - Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

a. River Place Commercial Buildings A, B, C

Parcel: 15-14-09-00-00-006.201, 15-14-09-00-00-006.301, 15-1410-00-00-037.401

Case: PUD-24-12

Request: Request to approve architecture for a new commercial development in the River Place PUD, generally located north of 96th Street and west of Allisonville Road.

Petitioner: Shawn Curran (scurran@curran-architecture.com)

Planner: Grace Wiley, Planner (wileyg@fishers.in.us)

Grace Wiley presented the Staff Report for Buildings A, B, and C, in addition to architectural renderings and materials. Shawn Curran, of Curran Architecture, presented the overall design and building materials. Staff recommends approval. Megan Baumgartner appreciates the changes made and had questions about landscaping. John Weingart asked about 2 stories as a possibility. Mr. Curran stated that no, there would be parking issues. Mr. Weingardt then asked if all conditions have been met- Ross Hilleary confirmed yes.

Mr. Stevenson asked for a Motion. Mr. Weingardt made a Motion to approve, seconded by Mr. Hultgren. The Motion was approved, 4-0. Mr. Curran abstained from the vote.

2. Regular PUD Committee- Howard Stevenson, Pete Peterson, Shawn Curran, Megan Baumgartner, Drew Bender

a. St. John Vianney Catholic Church Addition

Parcel: 13-12-30-00-00-014.000, 13-12-30-00-00-011.001, 13-12-30-00-00-012.000

Case: PUD-24-11

Request: Request to approve the architecture for a place of worship building addition within the Britton Falls PUD, generally located northeast of Southeastern Parkway and north of E. 126th Street.

Petitioner: Mike Walker, (mwalker@browningday.com)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

Gabrielle Herin presented elevations and the architectural review. Mike Walker of Browning Day presented their perspective on the growth of the original 2009 building. Staff recommends approval, as presented, with all TAC comments being addressed.

Shawn Curran asked if any new parking was being added. No, there is no new parking. He confirmed that

asphalt shingles were being used. Confirmed yes.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Mr. Curran. The Motion was approved, 5-0.

b. **Atwell Suites Saxony**

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

Case: PUD-24-3

Request: Request to approve the architecture for a new hotel within the Saxony PUD, generally located west of Minden Drive and south of Erlen Drive.

Petitioner: Jason Miller, (jmiller@rmasurveying.com)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

Gabrielle Herin presented the Staff Report and continuance from the May 1 PUD meeting. Renderings were compared from the May presentation to the current one. Staff has no recommendation for the Committee. Mindy Westrick Brown from Faegre Drinker presented the comments from the Petitioner, Mr. Patel: Changes that needed to be made were a tall task. This is a brand new prototype hotel. Saxony design committee has reviewed. The remonstrance is about use. Focus on allowed use. It offers additional amenities in Saxony. It is compliant now with earlier comments while being brand conscious.

In Committee discussion, Megan Baumgartner reviewed her involvement- does the architecture meet the requests of Fishers Development? She will have to deny. The City has the final say over Saxony. Shawn Curran asked Mr. Patel to continue to work with Staff. Pete Peterson said it's not the right character for Saxony and he struggles with this. He will have to deny. Howard Stevenson concurs with Megan.

Ms. Brown said that they are happy to continue to work with Staff.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to CONTINUE, seconded by Mr. Curran. The Motion was approved, 5-0.

c. **Meijer Grocery**

Parcel: 13-12-31-00-00-025.000

Case: PUD-24-8

Request: Consideration of a text amendment to the Fall Creek Marketplace PUD Ordinance #050106A to allow updates to the concept plan and the land use and development standards.

Petitioner: Abby Jacobs, (abby.jacobs@woolpert.com)

Planner: Gabrielle Herin, (hering@fishers.in.us)

Gabrielle Herin presented the Staff Report reviewing updated architecture changes and concept plan. Brian Small presented the Meijer perspective. Staff recommends approval.

Mr. Stevenson asked for a Motion. Mr. Peterson made a motion to approve, seconded by Mr. Curran. The motion was approved, 5-0.

The meeting was adjourned at 6:10 PM.