

**Fishers Planned Unit Development (PUD) Committee Minutes
September 4, 2024**

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

Members present: Shawn Curran, Howard Stevenson, Megan Baumgartner, Drew Bender. Pete Peterson was absent.

Others present: Ross Hilleary, Rodney Retzner, Grace Wiley, Gabrielle Herin, Christy Cashin, Larry Lannan, Bill Butz, Kay Prange.

a. Samuel's Auto

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

Case: PUD-24-5

Request: Request to approve architecture and site plan for a new commercial development at 14033 Trade Center Drive, in the Fishers Trade Center PUD.

Petitioner: Brent White (baw@deboyland.com)

Planner: Christy Cashin (cashinc@fishers.in.us)

Christy Cashin presented the Samuel's Auto Staff Report. This is an auto sales facility on SR 37. Staff recommends approval. Don Hilander was present to answer questions for the Petitioner. It was discussed that further drawings and a site plan were needed as part of the TAC approval process. It was confirmed that a separate sign package is coming and that a new fence would be part of the development.

Mr. Stevenson asked for a Motion. Drew Bender made a Motion to approve, as presented, with the new fence and continuing to work with Staff. Ms. Baumgardner seconded. The Motion was approved 4-0.

b. Lot 7 Allisonville Place

Parcel: 14-14-02-00-37-006.000

Case: PUD-24-14

Request: Request to approve architecture and site plan for the development of approximately 8,300 SF of professional service space for a hair salon at 10992

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

Petitioner: D. Scott Bordenet (sbordenet@civil-ls.com)

Grace Wiley presented the Staff Report which covered the site plan and the reduced roof pitch from the 6/12 required in the PUD to 4/12. Greg O'Herren of Shamrock Construction presented the drawings and the materials to the Committee. Staff recommends approval with all TAC comments addressed.

Mr. Stevenson asked for a Motion. Megan Baumgardner made a Motion to approve, as presented, with the second by Mr. Bender. The Motion was approved 4-0.

c. **Cove at Thorpe Creek PUD Additional Home Elevations**

Location: Generally located west of Florida Road and north of E. 113th Street.

Case: PUD-24-15

Request: Consideration of additional home elevations within the Cove at Thorpe Creek PUD, generally located west of Florida Road and north of E. 113th Street.

Petitioner: Amanda Deardorff (adeardorff@fischerhomes.com)

Planner: Gabrielle Herin (hering@fischerhomes.com)

Ross Hilleary presented the additional elevations. Staff recommends approval as presented.

Megan Baumgartner asked if the square footage on these models is consistent with the area. Amanda Deardorff of Fischer Homes was present to answer questions and confirmed yes. Shawn Curran asked if the entry porch was covered on the Linden model. Yes, there is an overhang and depth that doesn't show on the drawings. It was agreed to remove Ivy, Olive models and to a larger front window on the Linden model.

Mr. Stevenson asked for a Motion. Megan Baumgardner made a Motion to approve, as presented. The Motion was approved 4-0.

d. **The Union**

Location: 15-15-06-00-00-002.012

Case: PUD-24-19

Request: Request to approve architectural elevations for the mixed-use development, located at 9299 Gritstone Drive, including mixed use, office, two restaurants, and a structured parking garage.

Petitioner: Bill Butz on behalf of Thompson Thrift (bill.butz@kimley-horn.com)

Planner: hillearyr@fishers.in.usRoss

Ross Hilleary presented the Staff Report for the Union. Site plans and building elevations were presented. This multi-use development was allowed for through a 2021 PUD. Buildings B,C, and G are mixed use/office buildings. Buildings D and F are restaurant and commercial and frame the lawn. Building E is multi family, mixed use and garage. Staff recommends approval. Bill Butz of Kimley-Horn, representing Thompson Thrift, was present for questions. Thompson Thrift representatives Steve and Ryan were also present.

Shawn Curran is concerned with density and hardscape vs landscape. Ross said that Staff will verify as the TAC process continues. Shawn Curran wants more of a landscaping buffer and to have the entrance to the office building dressed up so it is more prominent. He also confirmed that signage is below building height. Megan Baumgartner wants sidewalks added to the parking lot for pedestrians.

Mr. Stevenson asked for a Motion. Megan Baumgardner made a Motion to approve, with the additional commitment to work with Staff on Public art, and to continue working with Staff on all TAC comments, landscaping buffer, the entrance to the office improvements, and sidewalks in the parking lot. Mr. Curran seconded. The Motion was approved 4-0.

There were no items for Riverplace PUD Committee.

The meeting was adjourned at 5:40 PM.