



**City of Fishers, Indiana - Planning & Zoning Department**

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

**PRE-TAC DATE:** Wednesday, November 6, 2024  
**PRE-TAC TIME:** 9:00 AM  
**PRE-TAC LOCATION:** FMC Nickel Plate Conference Room  
**TAC DATE:** Tuesday, November 26, 2024  
**TAC TIME:** 10:00 AM  
**TAC LOCATION:** Microsoft Teams meeting  
Click [here to join the meeting](#)  
Meeting ID: 291 356 648 19  
Passcode: 3bCEPP  
[Download Teams](#) | [Join on the web](#)

**REGULAR ITEMS**

**1. Abbott Commons Section 3**

**Parcel:** 13-12-19-00-00-048.000

**Case:** SIP-24-6, SP-24-23

**Request:** Request to approve a Subdivision Improvement Permit and Secondary Plat for Abbott Commons Section 3 which is a 70-lot townhome residential subdivision. Property is annexed into city limits.

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

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

**2. Maple Del**

**Parcels:** 14-14-01-01-03-002.000, 14-14-01-01-03-005.000

**Address:** 8145 E 116th St

**Case:** PP-24-12

**Request:** To approve a primary plat with 64 residential lots for the construction of Maple Del Subdivision.

**Petitioner:** Andrew Wert ([awert@cchalaw.com](mailto:awert@cchalaw.com))

**Planner:** Kevin Martín ([martinke@fishers.in.us](mailto:martinke@fishers.in.us))

**3. Balmoral Village**

**Parcel:** 14-14-10-00-00-014.000, 14-14-10-00-00-014.001, 14-14-10-00-00-014.101, 14-14-10-00-00-014.002, 14-14-10-02-01-001.000, 14-14-10-02-01-002.000, 14-14-10-02-01-003.000, 14-14-10-00-00-013.000, 14-14-10-00-00-016.000

**Case:** RZ-24-3, PUD-24-22

**Request:** Consideration of a rezone of 44.42 acres from R2 to PUDR, for the Balmoral Village PUD which is a residential community consisting of 168-lot single family detached homes and townhomes.

**Petitioner:** Rick Lawrence ([rick@nf-law.com](mailto:rick@nf-law.com))

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

**4. Torque Motor Suites**

**Parcel:** 15-14-12-00-09-003.101

**Case:** ILP-24-35

**Request:** Request to approve an Improvement Location Permit for seven buildings totaling 98,400 sq. ft., along with the associated parking and utility infrastructure.

**Petitioner:** Eric Gleissner ([egleissner@civilsite.net](mailto:egleissner@civilsite.net))

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

**5. Traders Point Church Expansion**

**Parcel:** 19-11-34-00-00-012.001 & 19-11-34-00-00-012.002

**Case:** ILP-24-36 & SP-24-24

**Request:** Request to approve an Improvement Location Permit for a 25,600 sq. ft. building expansion, and a 97,000 sq. ft. parking expansion with associated infrastructure. And a request to approve a Secondary Plat to combine two lots into one lot.

**Petitioner:** Charlie Mattox ([cmattox@crossroadengineers.com](mailto:cmattox@crossroadengineers.com))

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

**6. Starbucks - 12590 E 116<sup>th</sup> St**

**Parcel:** 19-11-34-00-21-004.001

**Case:** ILP-24-37

**Request:** Request to approve an Improvement Location Permit for a 2460 sq. ft. building, along with the associated parking and utility infrastructure.

**Petitioner:** Nathan Barr ([nathan.barr@kimley-horn.com](mailto:nathan.barr@kimley-horn.com))

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

**INFORMATIONAL ITEMS**

**7. Kid City Cyntheanne Road PUD**

**Address:** 12344 Cyntheanne Rd

**Case:** SP-24-22

**Request:** Request to approve a Secondary Plat of one lot on 2.669 acres known as the Kid City Cyntheanne Road property.

**Petitioner:** Bill Evans ([bevans@allylandconsultants.com](mailto:bevans@allylandconsultants.com))

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

## 2025 Pre-TAC and TAC Meeting Schedule (Outlook meeting invitations will be sent soon.)

### Pre-TAC (internal Fishers Staff)

#### 9:00 AM

- ☐ January 8, 2025
- ☐ February 12, 2025
- ☐ March 12, 2025
- ☐ April 9, 2025
- ☐ May 14, 2025
- ☐ June 11, 2025
- ☐ July 9, 2025
- ☐ August 13, 2025
- ☐ September 10, 2025
- ☐ October 8, 2025
- ☐ November 5, 2025
- ☐ December 3, 2025

### Technical Advisory Committee

#### 9:00 AM (Teams)

- ☐ January 30, 2025
- ☐ February 27, 2025
- ☐ March 27, 2025
- ☐ April 24, 2025
- ☐ May 29, 2025
- ☐ June 26, 2024
- ☐ July 31, 2025
- ☐ August 28, 2025
- ☐ September 25, 2025
- ☐ October 30, 2025
- ☐ November 26, 2025
- December 18, 2025