

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

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

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

Others present: Ross Hilleary, Kay Prange, Gabrielle Herin, Scott Frissell from Krieg DeVault, Jack Follmar, Mindy Westrick Brown, Mitesh Patel, Brad and Maria Lewis, Patty Turnquist, Amy Compton, Sue Hoffman, Paul Fisher, Hector Torres, Susan Alt, Mike Huff.

Scott Frissell stated that we are implementing a rule to limit presentations to 10 minutes in length.

Megan Baumgartner made a Motion to approve, seconded by Howard Stevenson. The Motion was approved, 5-0.

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 (hering@fishers.in.us)

Continued from August 7, 2024 PUD Committee meeting. Staff (Gabrielle Herin) presented elevations comparing the August 7, 2024 versions to today's version. A letter from the Saxony HOA presenting a safety concern. Also concern about trash, traffic, noise and parking spaces. Staff requests feedback from the PUD committee and has no recommendation for the Committee.

Mindy Westrick Brown from Faegre Drinker presented updated site plans for Atwell Suites. Substantial feature changes. As of Dec. 4, there is no corner feature. She compared previous elevations with new elevations showing additional metal awning, parapet walls, public art and additional windows. There have been 12 changes since August. All standards have been met. The floor plan is moved around. Corner sign replaced with public art.

Mr. Stevenson asked for a Motion. Megan Baumgartner made a Motion to deny, seconded by Mr. Peterson. The Motion to deny was approved, 5-0.

Walmart Fuel Station

Parcel: 15-11-30-00-41-006.000

Case: PUD-24-20

Request: Request to approve architecture and site plan for a new fuel station at 9380 Ambleside Drive, in the Fishers Marketplace PUD.

Petitioner: Tom Barnes (tombarnes@carlsonconsulting.net)

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

Christy Cashin presented the Staff Report. The fuel location will have a small convenience store. This is a permitted use. Elevations were shown and materials were also discussed. Pete Peterson asked about landscaping, which was reviewed.

Mr. Stevenson asked for a Motion to approve as proposed with all TAC comments addressed and Sign package reviewed through Sign permit process. A Motion to approve was made by Pete Peterson and seconded by Shawn Curran. The Motion was approved, 5-0.

Everwise Credit Union

Address: 12330 Olio Road

Case: PUD-24-18

Request: Request to approve the architecture and site plan for a new 3,400 square feet credit union branch.

Petitioner: Miranda Seals (mseals@theredmondco.com)

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

Gabrielle Herin presented the Staff Report for the Everwise Olio Road location. Elevations were reviewed. Staff recommends approval with the extended awning and all TAC comments being addressed. The Petitioner brought materials for the Committee to review.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, with conditions that all TAC comments are addressed, rooftop HVAC is screened, Signage packet will be approved through a Sign Permit, seconded by Mr. Bender. The Motion was approved, 5-0.

Staff presented the 2025 meeting schedule.

There were no items for Riverplace PUD Committee.

The meeting was adjourned at 5:35 PM.