

CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
January 8, 2025

APPROVED

The meeting of the Advisory Plan Commission convened at 6:00 p.m.

Mr. Stevenson confirmed quorum and called the meeting to order.

A roll call was taken and those members present were: Selina Stoller, Howard Stevenson, Kim Logan, Pete Peterson, Steve Richards, Rick Fain. Brad DeReamer, Bruce Molter, and Katie Jackson were not present. Angie Frazier was present on a Teams call.

Others present: Rodney Retzner, Ross Hilleary, Rob McMurray, Grace Wiley, Corby Thompson, Taylor Navarre, Jim Harbin, Micah and Shannon Langmark, Frank Cascio. Brad Trent, Christie Trent, Tom Perryman, Brian Mack.

Public Hearings:

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

Request: Consideration of a rezone of 44.42 acres from R2 to PUDR, known as the Balmoral Village PUD.

Petitioner: Rick Lawrence (ricj@nf-law.com)

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

Grace Wiley presented the Staff Report. Design was approved by PUD at their meeting preceding Plan Commission. If approved by Plan Commission, it would go to City Council on 1/13/25. Staff recommends approval. It was noted that a Public Comment was received from Tyler Boston, who stated that the development raises significant concerns regarding safety, housing density, and environmental impact.

The Petitioner, Corby Thompson with Boomerang Development, in conjunction with Lennar as the builder, presented a Historical perspective on the property. Ponds will be built to handle drainage. This complies with the Allisonville Road corridor study. Rich Lawrence of Lawrence & Frankenberger discussed the neighborhood meeting. They are looking to create a village atmosphere in which homes will face out with an alley for rear-loaded garages. Drainage will be controlled. There will be access from Hamilton Hills and Willow View. This meets the 2040 plan. Taylor Navarre with Lennar explained that they are reducing access points on Hamilton Hills Lane. There will be an overall transition from the airport to townhomes to single family homes. Elevations were approved at PUD tonight.

Mr. Stevenson opened the Public Hearing.

Brian Mack (9736 Hamilton Hills Ln.)- Parallel parking will be tight.

Tom Perryman (9716 Hamilton Hills Lane)- will there be rentals, with no ties to the community.

Seeing no one else from the Public to speak, Mr. Stevenson closed the Public Hearing.

In response to Mr. Perryman, Ross Hilleary stated that the City is looking at a threshold for rentals which will go to Council in the upcoming months. In response to Mr. Mack, parallel parking on Hamilton Hills Ln. will be looked at in the TAC process.

Pete Peterson confirmed that the Treelined streets are City responsibility, and the Alleys are for the HOA.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to send a favorable recommendation to Council, seconded by Ms. Logan. The Motion was approved, 7-0.

The Meeting was adjourned at 6:35 PM.

Respectfully Submitted by:

Kay Prange, Recording Secretary
