



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 3/5/2025 at 4:00 PM

**DIRECTIONS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](mailto:kelly.lewark@fishers.in.gov), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

Members of the public are encouraged to [submit comments to the board via form submittal](#) before 12 pm on the day of the meeting.

- 1. Call to order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Elections**
 - a. President
 - b. Vice-President
- 4. Approval of Previous Minutes**
 - a. 12-4-24 Minutes
- 5. Public Hearings**
 - a. **Maple Del**

Parcels: 14-14-01-01-03-002.000

Address: 8145 E 116th St

Case: PP-24-12

Request: Request to approve a primary plat with 64 residential lots on approximately 9.34 acres, for the construction of Maple Del Subdivision.

Petitioner: Andrew Wert (awert@cchalaw.com)

Planner: Kevin Martín (martinke@fishers.in.us)

6. **Old Business**
7. **New Business**
8. **Staff Communication**
9. **Board Signatures – Findings of Fact**
10. **Adjournment**

**CITY OF FISHERS
Plat Committee
MINUTES
December 4, 2024**

The Plat Committee was convened at 4:00 p.m. by Hatem Mekky at the Municipal Center Nickel Plate Conference Room. The meeting was originally scheduled for the Theater, but HVAC issues arose.

A roll call was taken - members present: Hatem Mekky, Ross Hilleary, Selina Stoller
Others present: Scott Frissell from Krieg DeVault, Rob Mc Murray, Gabrielle Herin, Kevin Martin, Kay Prange, Chris Chrisci, Leigh Anne Ferrell, Jack Follmar, Brett Huff, Sean Blackburn, Taylor Navarre, Paul Rioux, Jacob Sims, Joel Wieche (sp?), Todd Everwine, Londa and Paul Habecken, Chris and Kim Calvin, Nicole Jones, Kim Chesky, Mark and Gloria Nase.

Mr. Mekky asked for a Motion for the 10/8/24 Minutes. Mr. Hilleary made a Motion to approve, seconded by Mr. Mekky. The Minutes were approved 2-0. Ms. Stoller arrived after the vote was taken.

Maple Del was continued to January of 2025.

Hidden Oaks Subdivision

Parcels: 13-12-32-00-00-022.000, 13-12-32-00-00-022.003

Case: PP-24-10

Request: Request to approve a Primary Plat of 5 lots on 16.09 acres, known as the Hidden Oaks property. Subject site is generally located west of Southeastern Parkway and north of E. 113th Street.

Petitioner: Leigh Anne Ferrell (lferrell@stoepfelwerth.com)

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

Gabrielle Herin presented the Staff Report. There are 5 lots. A concept plan was presented. Annexation is required and there are no waivers. Staff recommends approval. There were no additional comments from the Petitioner. Roland Schloot, a neighbor, has expressed his concerns with development and access drives.

Mr. Mekky asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary. The Motion was approved, 3-0.

Autumn Estates

Parcels: 13-12-32-00-00-018.000, 13-12-32-00-00-017.000, 13-12-32-00-00-017.001, 13-12-32-00-00-026.000

Case: PP-24-11

Request: Request to approve a Primary Plat of 102 lots on 73.15 acres, known as the Autumn Estates property. Subject site is generally located northeast of Southeastern Parkway and southeast of Cyntheanne Road.

Petitioner: Brett Huff (brett.huff@kimley-horn.com)

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

Gabrielle Herin presented the Plat. There are now 93 lots. There is a pedestrian connection to Cyntheanne Park. There are no waivers and a tree preservation area. Staff recommends approval.

There were 3 public comments and Mr. Schloot was opposed to the removal of farmland, the need for tree preservation and the lack of a through street.

Mr. Mekky opened the Public Comment portion of the meeting.

Todd Everwine (12490 Coastal Ln.) asked about the tree conservancy. Can Lennar handle this?
Joe Wieche (12370 Coastal Place.) This development needs to back off. The price points are too high and people aren't getting their money's worth.

Mr. Mekky closed the Public Hearing.

Taylor Navarre of Lennar explained that they have met with Mr. Wieche. The site has some constraints with wetlands in the middle. The original request of 102 homes has been reduced to 90. There is stormwater runoff to protect Piper Glen. The intent is to preserve as many trees as possible. Autumn Woods and Piper Glen share a tree line which is a natural amenity. Block D on the South is a flood plain. There was discussion about whether Lennar would keep it or sell to Mr. Morr.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion to approve, with the following 3 conditions:

PP-24-11

There are three recommended conditions of approval:

- (1) that all TAC comments associated with this plat are satisfactorily addressed and***
- (2) that the Petitioner continue to work with the Fishers Department of Planning & Zoning staff on tree conservation for the Property, and***
- (3) if the proposed sale of Block "D" to Mr. Morr is not finalized, then Block "D" will be labeled as a Common Area lot.***

**Ms. Stoller seconded. The Motion was approved, 3-0.
The Meeting was adjourned at 4:40.**

DRAFT

**Plat Committee
Staff Report**

Meeting Date: March 5, 2025

DEPARTMENT CONTACT:

Kevin Martín, Assistant Director (martinke@fishers.in.us)

CASE NUMBER:

PP-24-12

PETITIONER:

Andrew Wert on behalf of Mithra Development, LLC.

PROPERTY ADDRESS/LOCATION:

14-14-01-01-03-002.000

REQUEST: Request to approve a primary plat with 61 residential lots on approximately 9.34 acres, for the construction of Maple Del Subdivision.

APPLICABLE REGULATIONS:

Nickel Plate District Code (NPDC)

EXISTING ZONING:

NPD: Village Center

FISHERS 2040:

Core Residential

PARENT PARCEL SIZE: 9.34 acres

LOCATION MAP



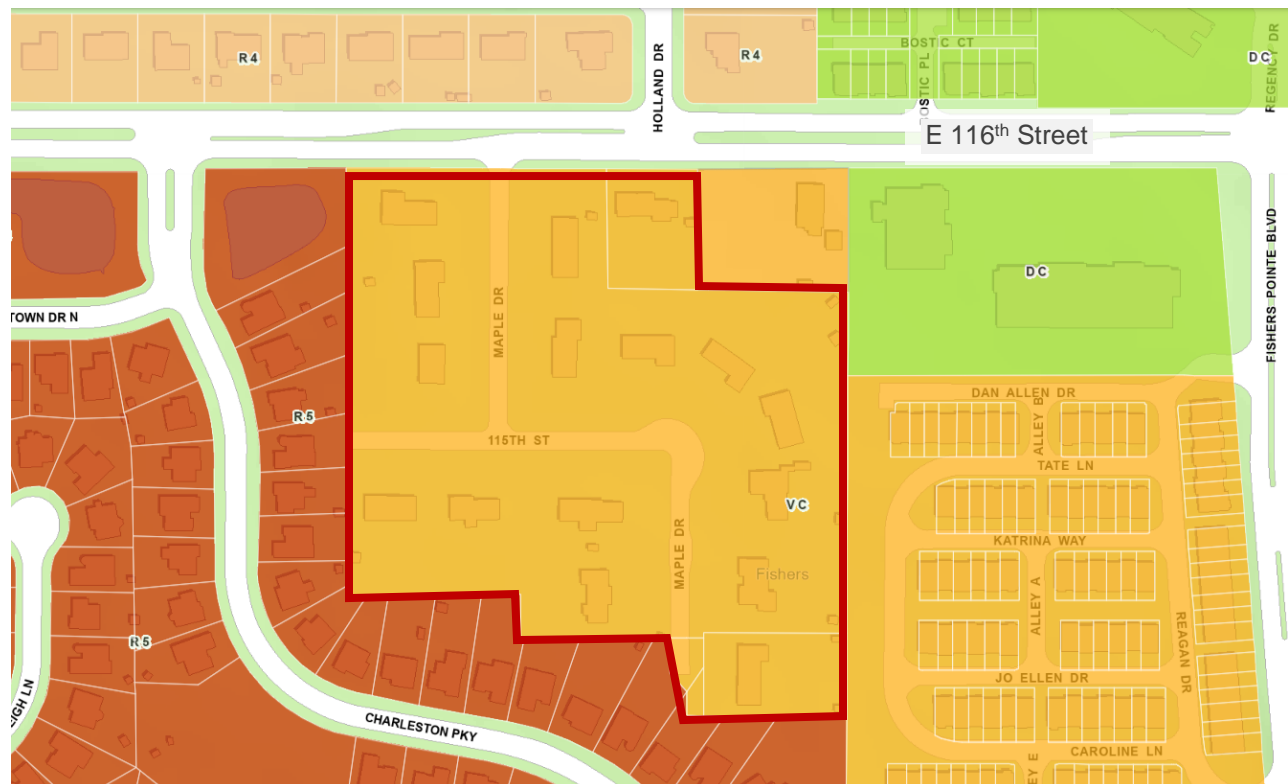
STAFF RECOMMENDATION

- Approve
 Approve with Conditions
 Continue
 Deny

ZONING HISTORY:

This property is completely located within the Nickel Plate District (NPD) and is zoned Village Center, see graphic below.

- North:* R4 (residential neighborhood)
- East:* NPD: Village Center (residential, neighborhood commercial)
- South:* R5 Residential Districts (residential)
- West:* R5 Residential Districts

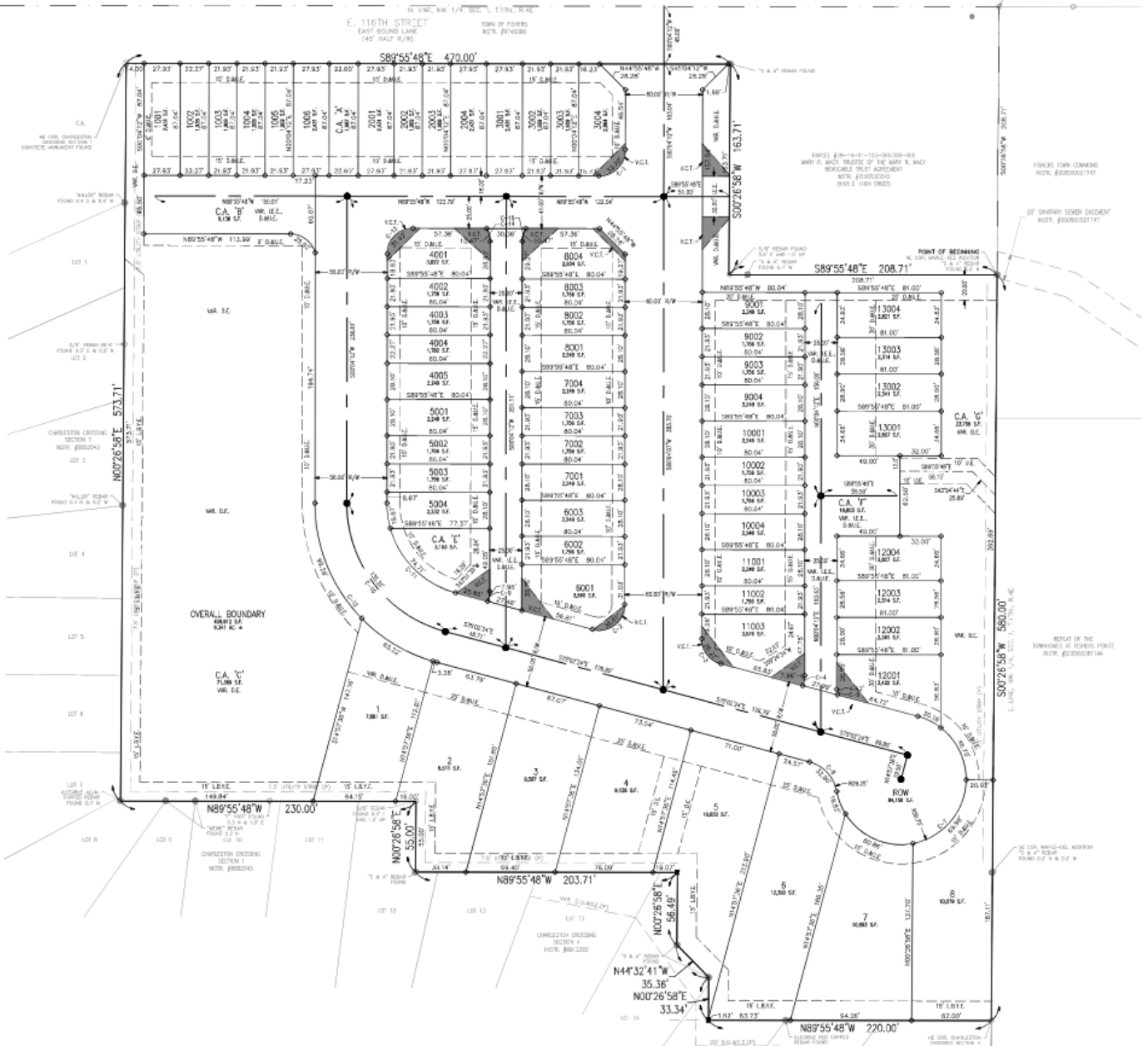


Area Zoning

PETITION OVERVIEW:

Andrew Wert on behalf of Mithra Development, LLC. request approval of a Primary Plat for the future construction of the Maple Del neighborhood. The property previously included 16 single-family homes. The proposed development includes 53 townhome sites, and 8 single-family home sites for a total of 61 individual residential sites.

This Primary Plat request will align with the proposed development plan.



Proposed Primary Plat

Zoning

The Zoning of the Property will remain unchanged, zoned Village Center (VC). The entire site will remain within the Nickel Plate District (NPD).

PP-24-12
March 5, 2025

Lot Standards

The proposed lot will be required to meet the standards of the Nickel Plate District Code and Unified Development Ordinance.

Vehicular Access & Street Design

Access will be provided from East 116th Street. The proposed primary access point will be aligned with Holland Drive, across East 116th Street, a signaled intersection.

Pedestrian Improvements

The development will be required to improve the sidewalk along East 116th Street and establish pedestrian connections from the right-of-way to all building entrances.

Open Space & Landscaping

The Nickel Plate District Code (NPDC) does not require open space; however, the proposed neighborhood includes common areas that will be improved as open spaces and amenities.

Utilities

The development will connect to water, sanitary services, and all other utilities during construction. The proposed development will connect to Water and Storm Sewer services via East 116th Street. Sanitary Sewer service will connect to existing services to the east of the site.

Waivers Requested

No waivers have been requested.

PUBLIC COMMENT:

This is a Major Subdivision (5 or more lots and/or new public right-of-way) and was required to be noticed.

No public comments have been submitted at the time of writing this staff report.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) on Tuesday, November 26th, 2024. All comments shall be addressed. Staff recommends approval.

A public hearing is required.

STAFF RECOMMENDATION

Approve Approve with Conditions Continue Deny