

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

APPROVED

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.

