



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 5/7/2025 at 6:00 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.us), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

Members of the public can [submit comments to the board](#) before 12pm on the day of the meeting. Members of the public may [stream the live meeting online](#).

- 1. Call to Order**
- 2. Pledge of Allegiance to The Flag of The United States**
- 3. Roll Call**
- 4. Approval of Previous Minutes**
 - a. PC Minutes 4-2-25 - DRAFT
- 5. Public Hearings**
 - a. **13042 E 116th St C-Low Rezone**

Address: 13042 E 116th St, Fishers, IN
Parcel: 13-11-35-00-00-044.001
Case: RZ-25-3
Request: Consideration of a rezone of 0.51 acres from R2-Residential zoning to C-Low-Low Impact Commercial zoning.
Petitioner: Jennifer Beaber (piazzageistmarket@yahoo.com)
Planner: Christy Cashin (cashinc@fishers.in.us)

6. Staff Communication

7. Summary of Council Action

8. Adjournment

[MEET_FOOT]

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
April 2, 2025**

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, Angie Frazier, Rick Fain, Brad DeReamer, Bruce Molter, Pete Peterson. Steve Richards and Katie Jackson were not present.

Others present: Rodney Retzner, Ross Hilleary, Rob McMurray, Kay Prange, Sue and Jack Follmar, Michael McMann, Jim Carr, Jen & Becky van Slindraht, Cara Donovan, Dave Wagner, Mark Pufahl, Pamela Hawkins, Nate Kevner, Jana Hancock, Mary Orlowski, Libby Quillen, Tommy Parry, Steve Heidler, Mike & Laura Eller, Barclay Grayson, Kristi Johnson, Bryan Suggs

Mr. Stevenson asked for a Motion for the Minutes of the 3-5-25 Meeting. Ms. Logan made a Motion to approve, seconded by Ms. Frazier. The Minutes were approved, 7-0-1. Mr. Peterson abstained as he was not present for the 3-5-25 meeting.

Public Hearings:

Gerardot Neighborhood

Address: 11052 Cumberland Rd

Parcel: 13-15-05-00-00-034.001, 13-15-05-00-00-034.000, 13-15-05-00-00-035.001

Case: RZ-25-1

Request: Consideration of a rezone of 9.15 acres from R2 to PUDR, known as the Gerardot PUD.

Petitioner: Rex Ramage (rex.ramage@pultegroup.com)

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

Christy Cashin presented the Staff Report for the rezone of 9.15 acres from R2 to PUDR. This will also be supported by future Cumberland Road expansion. One Public Comment (not supportive) has been received from Barclay Grayson in Spyglass Hill. Staff Recommends approval.

The Petitioner, Rex Ramage of Pulte Homes, presented the elevations and price point of \$500K to \$650K and referenced the 3/13/25 neighborhood meeting at Ironwood. Brad DeReamer asked Pulte about why this was not straight R2 zoning. This should be R2 or R3. Mr. Ramage referenced the side yards and the length of the cul de sac.

Mr. Stevenson opened the Public Hearing.

Mike McCann (9972 Deering St.)- His home butts up to this. Is it being annexed? Concerns: ecologic harm, tases, privacy- fences, berm, Pulte should do a study.

Jim Carr- Geological Hydrologist - Mr. Carr spoke and summarized the points in his letter. (see attachment)



Jim Carr
Hydrologist letter - I

Nathan Kellner- (12221 Whitewater) – Spyglass Falls HOA – They didn't get any info as was promised. Pulte sent mail that they thought was junk. Asking for the City to minimize noise.

Jan Hancock – (10224 Valley Ridge Cir.)- Legends HOA President. There are 2 homes too many. They want a swale or berm for privacy. Save trees.

Michael Eller- (9830 Deering)- concerns are property height, drainage issues.

Arthur Grayson -(9962 Deering)- 6-ft height difference between Deering St. Properties and new street. Concerns about traffic, irrigation, Cumberland is overtaxed. Firetrucks couldn't get thru his neighborhood. Property value, privacy, drainage are all concerns.

Brian Suggs (11156 Ridgewater Cir.)- Walnut Hills was never notified

John Mancito (No address given)- will City help them with problems?

Pam Hawkins (11015 Silvertree Ct.)- drainage is a serious concern. Mark Hawkins (same address)- Traffic, development excess, safety. The expansion of Cumberland Road won't fix this.

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

Staff replies (Ross Hilleary) and Commission discussion:

Annexation has been filed.

76 Public notices were mailed from the City.

Refer to noise ordinance.

Pete Peterson: We follow state statute to notify homeowners. The Plan Commission is the advisory body to the City Council. We can't take away property rights.

Selina Stoller: Police and Fire items will be addressed in TAC.

Ross Hilleary: The width and ROW is enough/standard.

Rex Ramage: The ROW width for a fire truck-Deering is 50".

Regarding density, the pond will expand.

Pulte sent out corrected letters regarding neighborhood meeting.

Landscaping- will keep as many trees as possible.

Pete Peterson. The 7' side setback is the minimum.

Rex Ramage: This will go before Council in May.

Mr. Stevenson asked for a Motion. Mr. DeReamer made a Motion to deny, seconded by Ms. Logan. The Vote was split, 4-4. The item will go to City Council with NO recommendation.

Unified Development Ordinance (UDO) Update: Part 1

Case: TA-25-2

Request: Consideration of a text amendment to the Unified Development Ordinance Chapter 1 -Introductory Provisions, Chapter 3 - Zoning Districts, Chapter 5 - Use Regulations, and Chapter 12 - Definitions.

Petitioner: City of Fishers

Planner: Ross Hilleary (hillearyr@fishers.in.us)

Ross Hilleary presented the Overview.

Mr. Stevenson opened the Public Hearing.

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

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve sending a favorable recommendation to City Council, seconded by Mr. Fain and Mr. Molter.

The Motion was approved, 8-0.

Unified Development Ordinance (UDO) Update: Part 2

Case: TA-25-3

Request: Consideration of a text amendment to the Unified Development Ordinance Chapter 4 -Overlay Zoning Districts, Chapter 6 - Development Standards, and Chapter 8 - Subdivision & Planned Unit Development Standards.

Petitioner: City of Fishers

Planner: Ross Hilleary (hillearyr@fishers.in.us)

Ross Hilleary presented the Overview.

Mr. Stevenson opened the Public Hearing.

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

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve sending a favorable recommendation to City Council, seconded by Ms. Stoller.

The Motion was approved, 8-0.

Resolution for Approving a Declaratory Resolution for the Crossing Lot 3 Allocation area Expansion.

Lawrence Summers from the Controller's Office presented the Order which is a step in the process of documentation for the RDC Resolution.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Ms. Stoller. The motion was approved, 8-0.

The Meeting was adjourned at 7:15 pm.

Respectfully Submitted by:
Kay Prange, Recording Secretary



Advisory Plan Commission Staff Report

Meeting Date: May 7, 2025

DEPARTMENT CONTACT:
Christy Cashin (cashinc@fishers.in.us)

CASE NUMBER:
RZ-25-3

PETITIONER:
Jennifer Beaber (piazzageistmarket@yahoo.com)

PROPERTY ADDRESS/LOCATION:
13042 E. 116th St, Fishers, IN

REQUEST: Consideration of a rezone of 0.51 acres from R2-Residential zoning to C-Low-Low Impact Commercial zoning.

APPLICABLE REGULATIONS: City of Fishers Unified Development Ordinance	EXISTING ZONING: R2-Residential	FISHERS 2040: Suburban Residential
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Lot Size: 0.51 Acres



STAFF RECOMMENDATION

Favorable Recommendation
 Unfavorable Recommendation
 No Recommendation

ZONING OVERVIEW

The property is currently zoned R2 Residential.
North: PUDM – Sandstone Gray Eagle PUD (single family)
East: PUDM – Sandstone Gray Eagle PUD (single family)
South: R2 Residential (single family)
West: R2 Residential (single family)



Zoning map

FISHERS 2040 PLAN

The Fishers 2040 plan lists the future land use as Suburban Residential. The purpose of this category is for single-family detached residential at low densities ranging from two to four dwelling units per acre. For larger development, a variety of densities within the permitted range is encouraged to allow for more diversity in housing types. Development features should protect and enhance the natural environment, internal and external pedestrian and vehicular connectivity is required, and a mix of housing types and architecture is desired.



Future Land Use Map

PETITION OVERVIEW

The current zoning of this property is R2 and has been used single family home. The petitioner is requesting a rezone to Commercial Low Impact Zoning to use the existing structure for an office building. The development would include updates to a portion of the existing house, and a new driveway location with parking in the rear of the property. Per the C-Low zoning requirements, this property is also required to have a buffer yard, which is shown on the concept plan below. Two large existing trees will remain on the property, as well as the 6-8ft fence along the north and east property line.



Concept Plan

ADDITIONAL ITEMS FOR CONSIDERATION

Drainage

Drainage will be required to be maintained and held on site by City of Fishers engineers during the ILP process.

Sanitary

The parking lot is proposed over the current septic field. The petitioner will be required to connect to city sanitary services and shall property abandon the current septic field.

Annexation

This property is in the process of annexation. The annexation is scheduled for final hearing at City Council on May 19, 2025.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on April 17, 2025, to discuss this project with neighbors. 4 residents, and 1 Planning & Zoning staff member attended the meeting. The following discussion ensued.

1. Overall, there were general questions and concerns about the intent to utilize this as a commercial property and where this could be seen elsewhere. There was discussion about what the zoning allows for use of the property and there did not seem to be any concerns with that. As this is the first property to go through this process, there is not a constructed example that neighbors could physically see.
2. The neighbor north adjacent wanted to confirm that the 8' height fence would remain. In addition, he did not believe that any of the landscape buffer shown along the north property line would survive since there are mature trees that overhang and was comfortable with the existing fence and no landscape buffer. In addition, he was interested in purchasing the property.
3. Neighbors mentioned that there is an area that remains wet just outside the northeast corner of the property. Fishers planned to look into this.
4. Neighbors wanted to make sure that the construction of a parking lot would not add more stormwater to their property or neighborhood detention pond. It was discussed that this project will follow City code which will require a drainage study and does not allow any stormwater to drain off property. With this in mind, it is likely that grading changes may be needed to meet the code.
5. Discussed that the property currently is on septic which is planned to be capped and replaced with a City sanitary connection.
6. The neighbor east adjacent mentioned that they cannot visually see the property from their backyard as there are 2 privacy fence lines. The fence closest to their property is falling over and no one is claiming ownership including the HOA.
7. In discussing the lighting allowance for a 15' light pole with dark sky compliance and full cutoff from light spill at the property line and required overnight dimming, the neighbors were still concerned with the visual presence of a light pole above the privacy fence.
8. J2 discussed the next steps in the process including the Plan Commission Public Hearing date.

PUBLIC COMMENT

Staff received public comments from:

- **William Porter of 13076 Whitebridge Dr., Fishers, IN**
Mr. Porter objects to the rezone, stating that we must keep this and other residential properties along 116th near Gray Eagle and other developments as they should be-free of any commercial intrusions of any kind; signage going up and tear downs of houses is terrible to see and must be stopped.

STAFF RECOMMENDATION

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a favorable recommendation for Plan Commission. The following condition will be included in the proposed ordinance:

1. Maintain fence on north and east property line. If the fence needs to be replaced, replace at existing fence heights.

This item is anticipated to go to the City Council on May 19, 2025, for Final Reading.

STAFF RECOMMENDATION

Favorable Recommendation Unfavorable Recommendation No Recommendation

ORDINANCE NO. 031725B
AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA

This is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance (“UDO”) for the City of Fishers (the “City”), previously enacted by the City pursuant to its authority under the laws of the State of Indiana IC 36-7-4 et seq., as amended.

WHEREAS, the City’s Plan Commission has conducted a public hearing on May 19, 2025 for case RZ-25-3 as required by law in regard to the proposal to amend the City’s Official Zoning Map to designate the real estate identified on Exhibit A, attached hereto and incorporated herein (the “Real Estate”), as within the R2 Residential zoning district; and

WHEREAS, the Plan Commission at its May 7, 2025 meeting sent a _____ recommendation to the Fishers City Council by a vote of ___ in favor and ___ opposed; and

WHEREAS, to support its long-term vision for the City, the Council desires to adopt certain amendments to the Official Zoning Map.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

Section 1. Declaration. The City’s Official Zoning Map is hereby amended to designate the Real Estate as within the C-Low Commercial Low Impact District zoning district with the following condition:

1. Maintain fence on north and east property line. If the fence needs to be replaced, replace at existing fence heights.

Section 2. Purpose and Intent. The purpose and intent of this text amendment is to support the City’s long-term vision for the City.

Section 3. Approval. This amendment shall become effective upon its adoption and publication in accordance with Indiana law. Development of the Real Estate shall be governed entirely by the provisions of the C-Low Commercial Low Impact District with conditions and the provisions of the UDO.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this ___ day of _____ 2025.

ORDINANCE NO. 031725B

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY

NAY

ABSTAIN

	Pete Peterson, President		
	John DeLucia, Vice President		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Tiffanie Ditlevson, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the ____ day of _____, 2025, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

ORDINANCE NO. 031725B

EXHIBIT A
Legal Description

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 5 EAST, IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 5 EAST, THENCE NORTH 00 DEGREES 18 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID HALF-QUARTER 220.01 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID HALF-QUARTER 131.80 FEET, THENCE SOUTH 00 DEGREES, 00 MINUTES 00 SECONDS 220.00 FEET TO A POINT ON THE SOUTH LINE OF SAID HALF QUARTER, THENCE NORHT 90 DEGREES 00 MINUTES WEST (ASSUMED BEARING) ALONG SAID SOUTH LINE 133.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

A PART OF THE EAST HALE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 5 EAST, IN FALL CREEK TOWNSHIP, HAMILTON INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

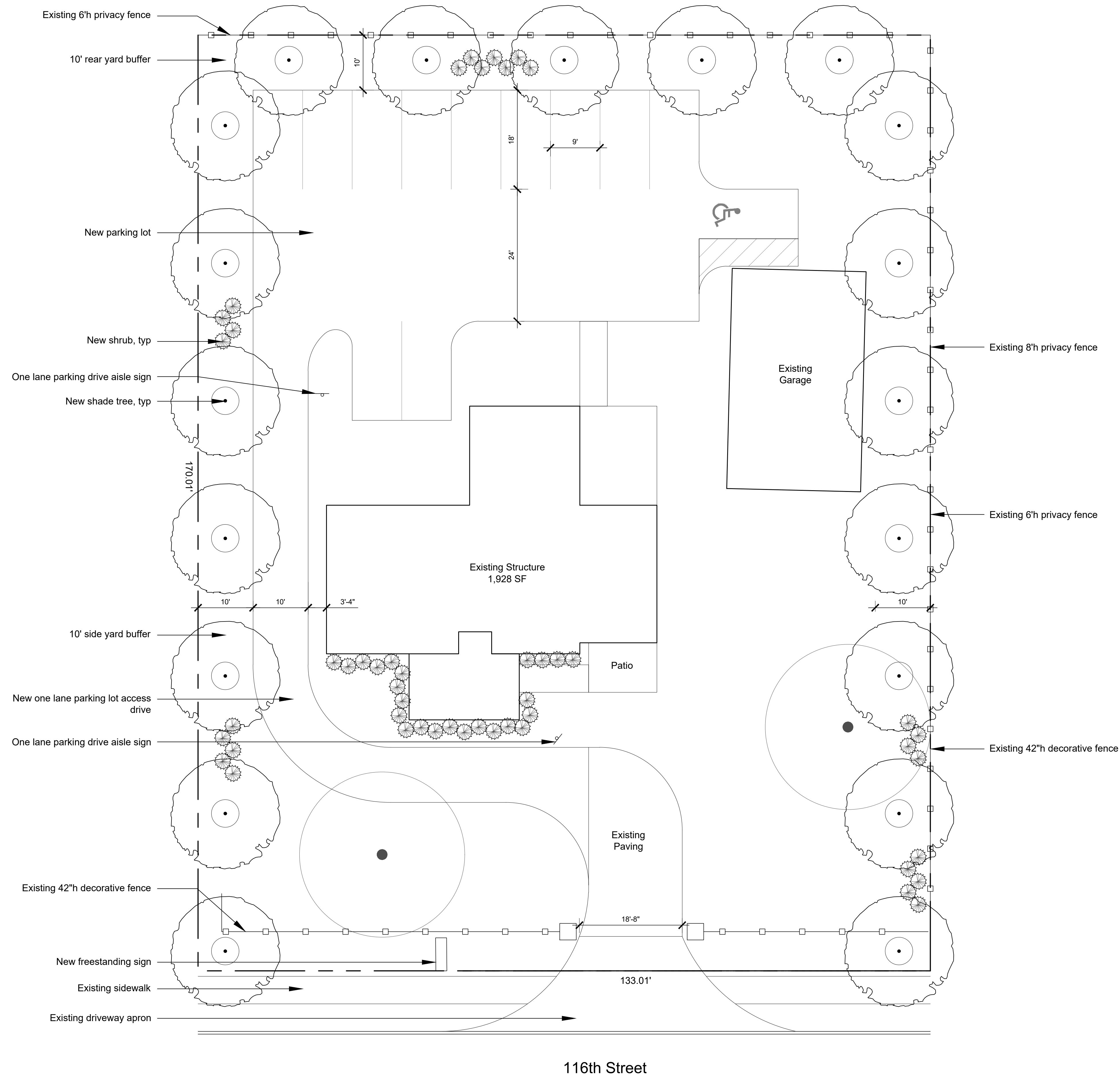
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION, THENCE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS EAST (ASSUMED BEARING) 1317.84 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION BEING THE SOUTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE NORTH 0 DEGREES 19 MINUTES 51 SECONDS EAST 50.00 FEET ALONG THE WEST LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS EAST 132.67 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 48 SECONDS WEST 50.00 FEET ALONG THE EAST LINE TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 133.00 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING AND CONTAINING 0.152 ACRES MORE OR LESS.

13042 E. 116th Street
13-11-35-00-00-044.001

EXHIBIT B
Location Map



13042 E. 116th Street
13-11-35-00-00-044.001



DATA TABLE

Acreage	0.51	
Existing Zoning	R2	
Proposed Zoning	C-Low	
Lot Frontage	Required 100'	Proposed 133.01'
SETBACKS		
Front	40'	Existing
Side / aggregate	10'	Existing
Rear	20'	Existing
Max Building Height	35' / 1 story	Existing
Min Main Floor Area	4,500 SF	1,928 SF
Max Impervious Area	60%	42%
BUFFER YARDS		
Side Yard Buffer	10'	10'
Rear Yard Buffer	10'	10'
Canopy Tree Required	4/100'	19 provided
Shrubs Required	5/100'	24 provided
Parking	1/200SF	12 provided

SITE PLAN

13042 East 116th Street, Fishers, IN 46037

February 24, 2025

0 5' 10' 20'
SCALE: 1" = 10'



MAIN STRUCTURE



Front Elevation - South (Existing Conditions)



Front Elevation - South (Proposed Conditions)



Rear Elevation - North



Side Elevation - East



Side Elevation - West



Overall View

DETACHED GARAGE



Front Elevation - South



Rear Elevation - North



Side Elevation - East



Side Elevation - West