

**Fishers Planned Unit Development (PUD) Committee Minutes
April 2, 2025**

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

Members present: Howard Stevenson, Drew Bender, Megan Baumgartner, Pete Peterson. Shawn Curran was not present.

Others present: Ross Hilleary, Kevin Martín, Kay Prange, Rodney Retzner, Rex Ramage, Kyle Eichhorn,

For Regular PUD Committee:

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: PUD-25-2

Request: Request to approve architecture for the Gerardot PUD, which is a residential community consisting of 21-lot single family detached homes.

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

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

Christy Cashin presented the concept plan. Pulte has proposed 21 single-family homes on one cul-de-sac. One access road is approved. Neighborhood meetings have been held to discuss traffic and drainage. Elevations were presented and discussed. Staff recommends approval with all TAC comments addressed and any new elevations need PUDC approval.

Rex Ramage from Pulte asked the Committee to please consider their home styles and that eliminating styles may cause repetition. Drew Bender asked if there is any intent to resubmit. Megan Baumgartner stated that some felt basic, lacking in special elements. The Fronts are flat, consistently. Remington and IronPoint have more character. Pete Peterson said that he doesn't see what Megan sees, and Howard agrees with Pete. Christy added that the board & batten (Half-Timbered) pattern is too large. Pete also thinks that the color choices would affect the appearance. Rex was generally in agreement with Drew that 25 styles for 21 parcels was a good variety.

Staff recommends removal of Half-Timbered and mansard roof types that are not harmonious with the surrounding neighborhood. After discussion by Pete and Megan about which specific styles to eliminate, there was no agreement. Drew agreed with staff eliminations. Rex understands the dislike of the euro style and prairie style. Do we want to table this? Consensus was No. Ross Hilleary asked for Committee guidance to Staff.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve with the condition that staff revisit the elevations again to remove and then add back 1 or 2 elevations for flexibility. Mr. Bender seconded. The Motion was approved, 4-0.

Grantham PUD Amenity Center

Address: Generally located north of E. 113th Street and west of Southeastern Parkway.

Parcel: 13-12-32-00-10-042.000

Case: PUD-25-3

Request: Request to approve the architecture for a new amenity center within the Grantham PUD, generally located north of E. 113th Street and west of Southeastern Parkway.

Petitioner: Kyle Eichhorn (keichhorn@hwcengineering.com)

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

Kevin Martin presented the Request to approve the architecture for a new amenity center within the Grantham PUD, generally located north of E. 113th Street and west of Southeastern Parkway. Renderings and elevations were presented. Staff recommends approval.

David Weekley Homes requests approval of the architecture for proposed renovations to an existing barn located in Section 3 of the Grantham PUD. The accessory structure will be used as an amenity center and will include a basketball court, kitchen/lounge, and pool storage. Concurrently, the applicant is going through the ILP process.

Kyle Eichhorn of HWC Engineering was present to answer questions.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Ms. Baumgartner. The Motion was approved, 4-0.

There were no items for Riverplace PUD Committee.
The meeting was adjourned at 5:36 pm.