



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 6/4/2025 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](#), 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. Resolution approving Declaratory Resolution approving (i) establishment of Grey Eagle Economic Development Area and Allocation Area and (ii) approving an Economic Development Plan.
- 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

**ORDER OF THE CITY OF FISHERS PLAN COMMISSION
DETERMINING THAT A RESOLUTION AND PLAN APPROVED AND
ADOPTED BY THE CITY OF FISHERS REDEVELOPMENT
COMMISSION CONFORM TO THE COMPREHENSIVE PLAN AND
APPROVING THE RESOLUTION AND PLAN**

WHEREAS, the City of Fishers Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Fishers, Indiana (the “City”); and

WHEREAS, on June 2, 2025, City of Fishers Redevelopment Commission (the “Redevelopment Commission”) approved and adopted its Resolution No. FRC 02R060225 (the “Declaratory Resolution”), which (i) designated an area described on Exhibit A attached to the Declaratory Resolution as an economic development area to be known as the “Gray Eagle Economic Development Area” (the “Area”), (ii) approved an economic development plan for the Area as described on Exhibit B attached to the Declaratory Resolution, (iii) designated a portion of the Area identified on Exhibit C attached to the Declaratory Resolution as an allocation area to be known as the Gray Eagle Golf Course Allocation Area, and (iv) designated a portion of the Area identified on Exhibit D attached to the Declaratory Resolution as an allocation area to be known as the Gray Eagle Multi-Family Allocation Area; and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to this Plan Commission.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF FISHERS PLAN COMMISSION, as follows:

1. That the Declaratory Resolution and the Plan conform to the plan of development for the City.
2. That this Plan Commission hereby approves the Declaratory Resolution and the Plan.
3. That this Order hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan pursuant to Section 16 of the Act.
4. That the Secretary of this Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan with the minutes of this meeting.

Passed by the City of Fishers Plan Commission this 4th day of June, 2025.

CITY OF FISHERS PLAN COMMISSION

President

ATTEST:

Secretary