



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission
DATE: 8/6/2025 at 6:00 PM
ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038

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

See the list of board members at [FishersIN.gov/PlanCommission](https://fishersin.gov/PlanCommission).

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 6-4-25 - DRAFT
5. **Public Hearings**
 - a. **Weathertight Roofing**

Case: RZ-25-5
Request: Consideration of a rezone of 1.13 acres from R-2 to C-1 with conditions for the Weathertight Roofing property located at 13600 E. 118th Street
Petitioner: Wardney Snarr, CorGroup (wsnarrpe@corgroup.us) on behalf of Weathertight Roofing
Staff: Ross Hilleary (hillearyr@fishersin.gov)
6. **Staff Communication**

7. Summary of Council Action

8. Adjournment

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
June 4, 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, Jack Follmar, Lawrence Summers

Mr. Stevenson asked for a Motion for the Minutes of the 4-2-25 Meeting. Mr. Peterson made a Motion to approve, seconded by Ms. Logan. The Minutes were approved, 8-0.

Public Hearings:

Resolution for Approving a Declaratory Resolution for the Gray Eagle Economic Development Area

Lawrence Summers from the Controller's Office presented the Order which is a step in the process of documentation for the RDC Resolution, confirming that it meets the Fishers 2040 Plan.

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

The Meeting was adjourned at 6:05 pm.

Respectfully Submitted by:
Kay Prange, Recording Secretary



**Advisory Plan Commission
Staff Report**

Meeting Date: August 6, 2025

DEPARTMENT CONTACT:
Ross Hilleary (hillearyr@fishersin.gov)

CASE NUMBER:
RZ-25-5

PETITIONER:
Wardney Snarr, CorGroup
(wsnarrpe@corgroup.us)

PROPERTY ADDRESS/LOCATION:
13600 E. 118th Street

REQUEST: Consideration of a rezone of 1.13 acres from R-2 to C-1 with conditions for the Weathertight Roofing property located at 13600 E. 118th Street

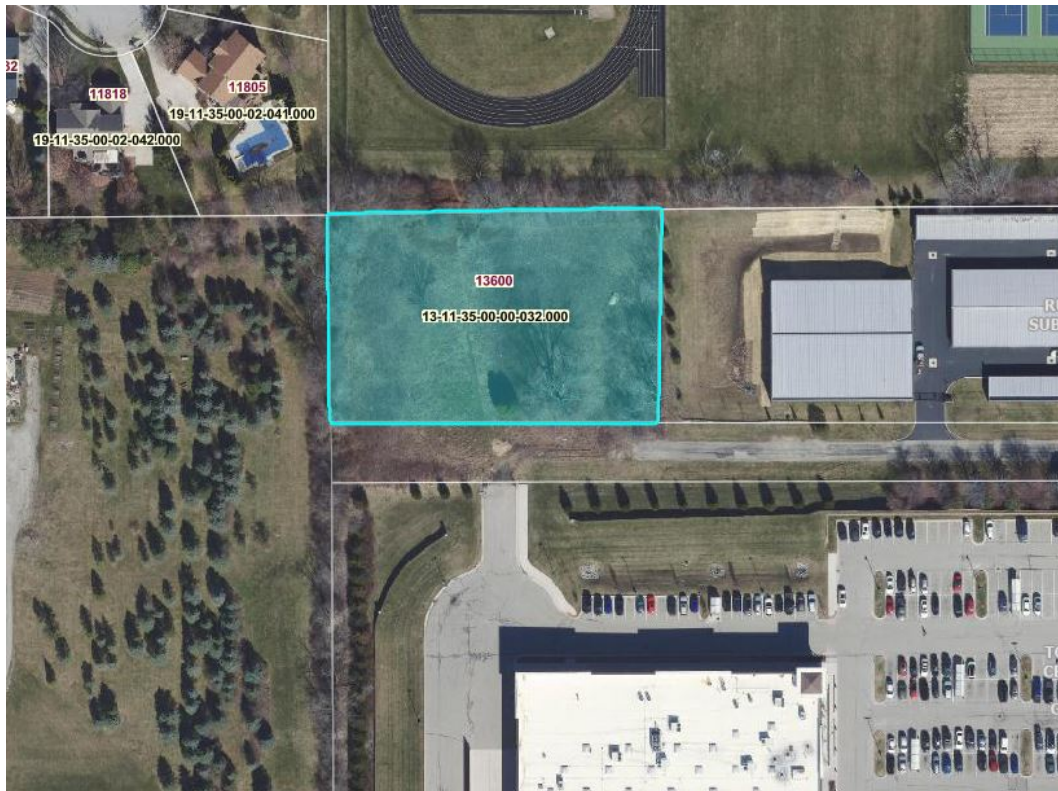
APPLICABLE REGULATIONS:
City of Fishers Unified
Development Ordinance

EXISTING ZONING:
R2 – Residential

FISHERS 2040:
Neighborhood Service Center

Lot Size: 1.13 Acres

LOCATION MAP



STAFF RECOMMENDATION

Favorable Recommendation

Unfavorable Recommendation

No Recommendation

ZONING OVERVIEW:

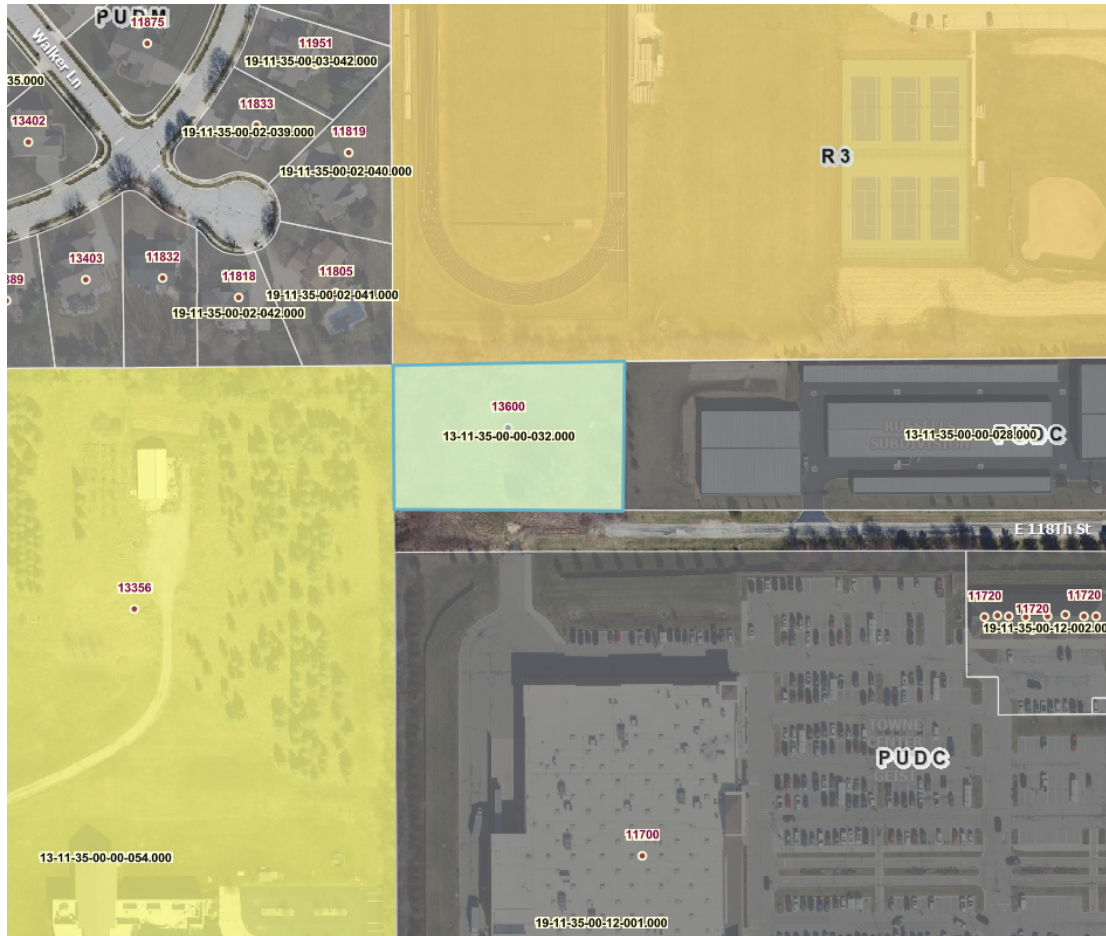
The property is currently zoned R2 – Residential. CorGroup on behalf of Weathertight Roofing LLC is requesting a rezone of the property from R2 – Residential to C1 with conditions.

North: R3, PUDM - (School, Single Family Residential)

East: PUDC - (Self Storage)

South: PUDC - (Grocery Store, Medical Office, Retail)

West: R2 - (Place of Worship, Single Family Residential)



PETITION OVERVIEW:

The current zoning of the property is R2 Residential, and the lot is vacant. The petitioner is requesting a rezone to C1 with conditions to allow for the proposed use of a roofing company with C1 Commercial standards.

ADDITIONAL ITEMS FOR CONSIDERATION:

Architecture:

The building shown below is not the final product and will be revised according to UDO Section 6.3.5. It generally will be made of a mix of siding and masonry.

Development Standards:

Any future development will be required to meet all development standards of the Fishers Unified Development Ordinance if the standard is not addressed.

Traffic:

The local road of E 118th Street will be improved up to the westernmost proposed driveway.

Fishers 2040:

The Fishers 2040 plan lists the future land use as neighborhood service center.

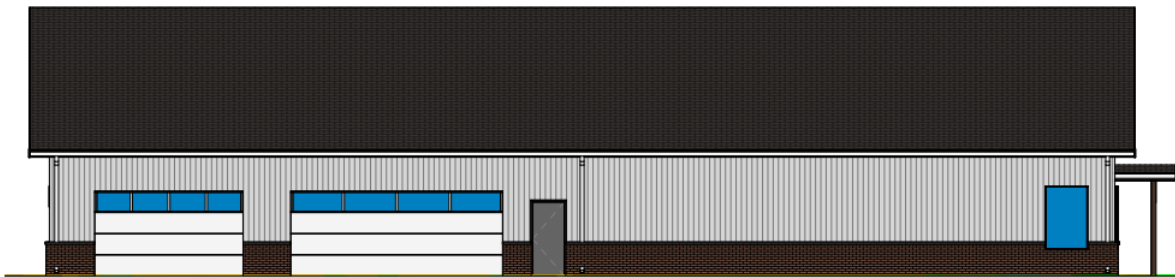
“Neighborhood Service Center: Intended to provide daily retail uses, personal services and community gathering space for the convenience of neighborhoods in which they are located. These centers may also draw from surrounding residential neighborhoods within a reasonably short distance. Integrated residential uses may be appropriate and neighborhood centers should be integrated to coordinate with surrounding residential uses to provide support and pedestrian activity.”

Conditions within the Ordinance:

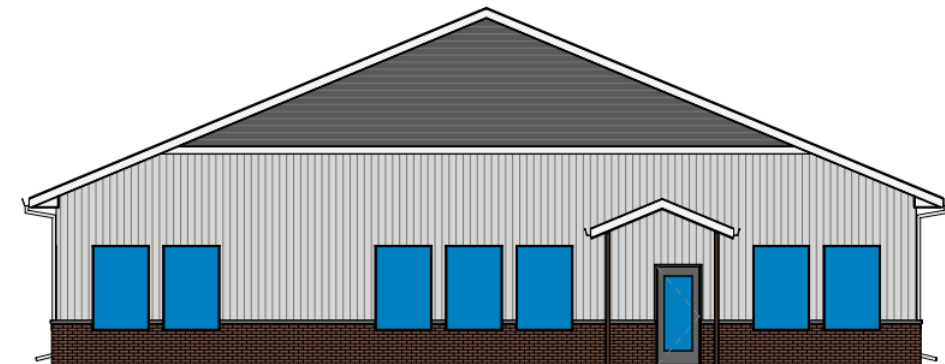
1. Uses are limited to the following: Office, medical office, beauty/hair salon, day spa, nail salon.
2. All lighting fixtures shall be full cut off, with zero-foot candle lighting level at the property line; From 10 pm to 8 am, lighting shall be limited to the amount required for security purposes only.
3. The building and site design shall be substantially similar to the plans included in the Ordinance, including a parking lot with a maximum of 16 parking spaces, including 1 ADA space; and
4. No outdoor storage of materials is allowed.
5. The primary building architecture will adhere to UDO Section 6.3.5.
6. The property shall be annexed to the City of Fishers corporate limits.



Initial Proposed Rendering



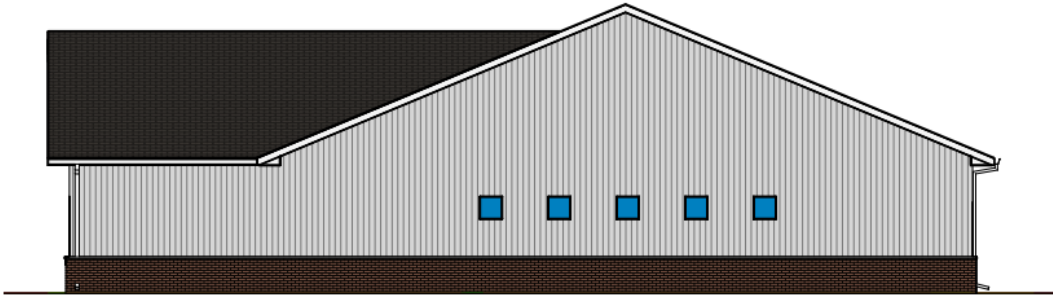
2 WEST
ELEVATION
SCALE: 3/32" = 1'-0"



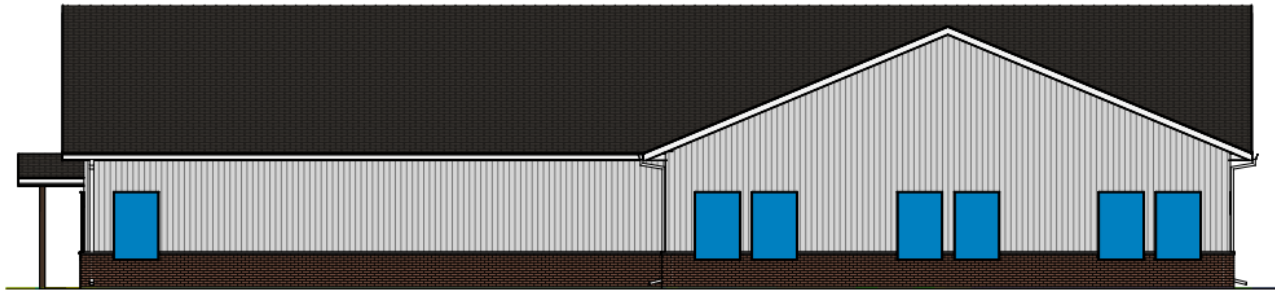
1 SOUTH
ELEVATION
SCALE: 1/8" = 1'-0"

West and South Elevations

RZ-25-5
August 6, 2025

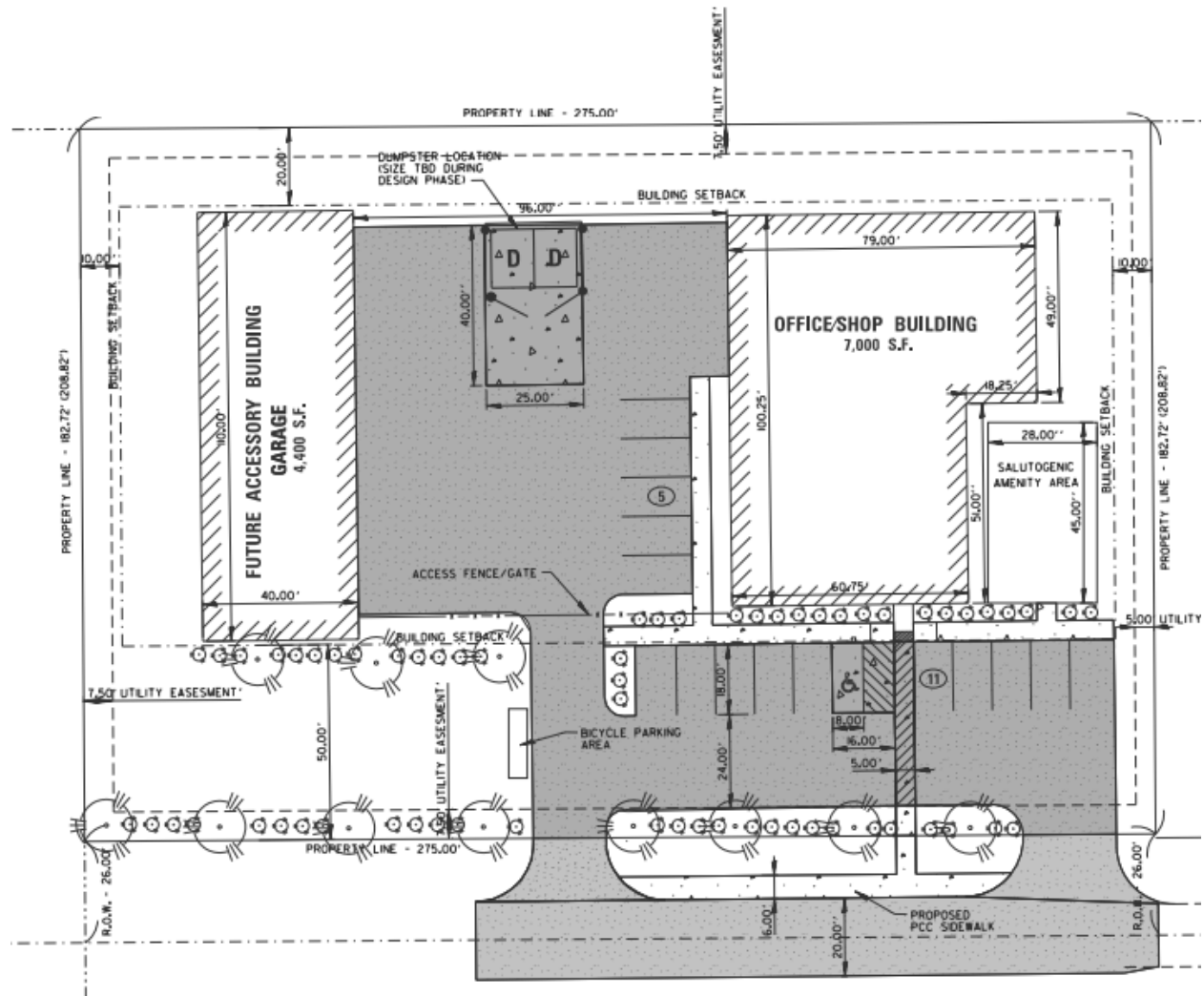


2 NORTH
ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST
ELEVATION
SCALE: 3/32" = 1'-0"

North and East Elevations



Site Plan showing the main and accessory building footprint, parking, access drive location, proposed landscaping and the point at which E. 118th Street will stop.

Additional Buffering landscaping will be required by the UDO.

SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:

The petitioner held a neighborhood meeting on July 15 at 7 PM at Cornerstone Lutheran Church. No one attended.

No new public comments or remonstrations have been provided at the time of writing this staff report.

As a general note, this Zoning request will not dictate any deed covenants or restrictions on the land.

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. An office is an acceptable land use within the Neighborhood Service Center it does fit within the context of the surrounding commercial buildings which includes self-storage (Public Storage) and is adjacent to a regional mixed use (Kroger Grocery).

This item is anticipated to go to the City Council on August 18, 2025, for Final Reading.

STAFF RECOMMENDATION

Favorable Recommendation Unfavorable Recommendation No Recommendation

ORDINANCE NO. 061625B
AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE 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 _____ for case RZ-25-5 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 C1 Commercial zoning district with conditions; and

WHEREAS, the Plan Commission at its _____ 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 C1 Commercial zoning district with the following condition:

1. Uses are limited to the following: Office, medical office, beauty/hair salon, day spa, nail salon; and
2. All lighting fixtures shall be full cut-off, with zero-foot candle lighting level at the property line; From 10 pm to 8 am, lighting shall be limited to the amount required for security purposes only;
3. The building and site design shall be substantially similar to the concept plan included in Exhibit C, including a parking lot with a maximum of sixteen (16) parking spaces, including one (1) ADA space; and
4. No outdoor storage of materials is allowed; and
5. The primary building architecture will adhere to UDO Section 6.3.5; and
6. The property shall be annexed.

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

ORDINANCE NO. 061625B

the provisions of the C1 Commercial zoning district with conditions and the provisions of the UDO.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 18th day of August 2025.

**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 _____ p.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 M. Bennett, Corporation Council, 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 M. Bennett

ORDINANCE NO. 061625B

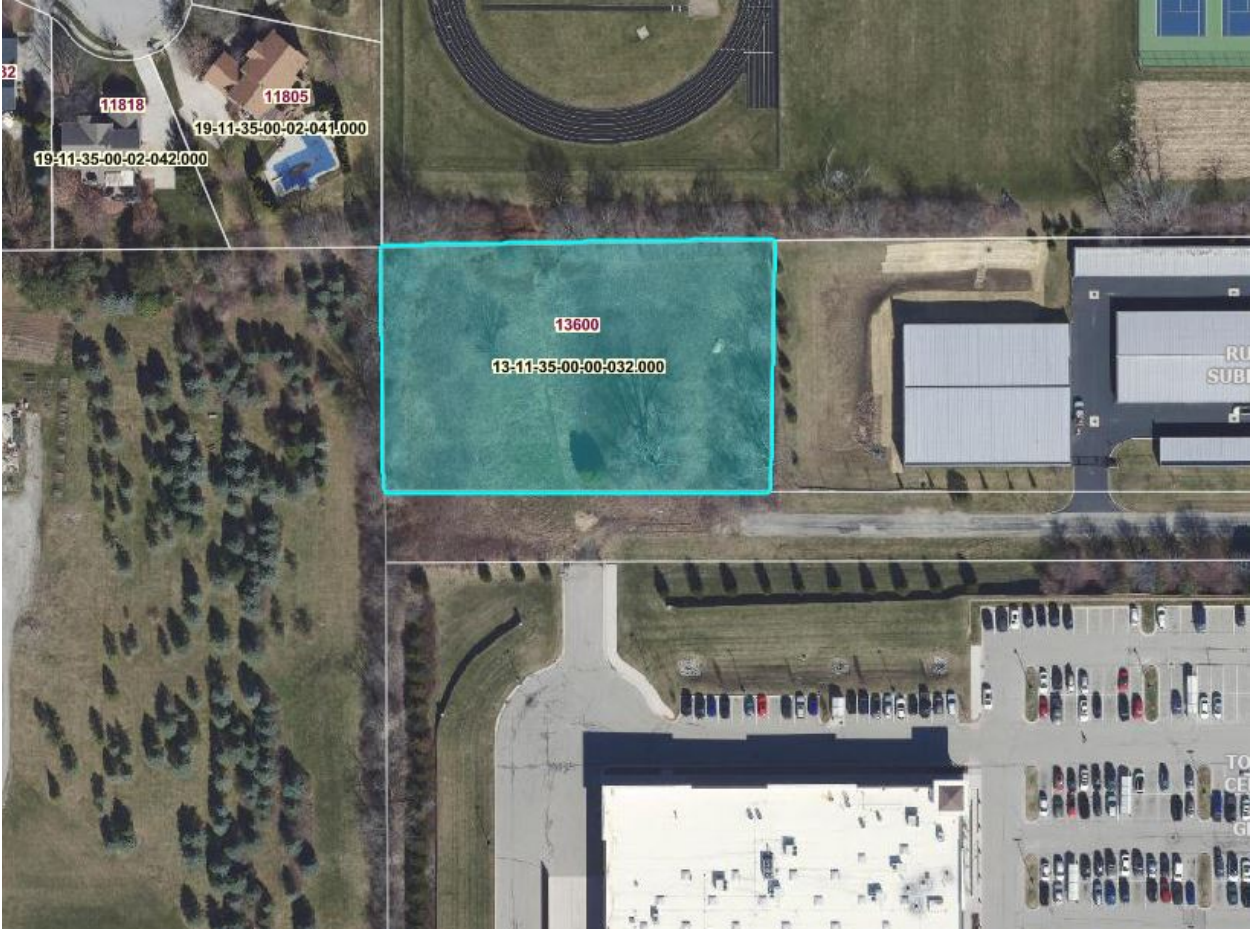
EXHIBIT A

Legal Description of Real Estate

Lot Seven (7) in Russell's Subdivision, as per plat thereof recorded in Plat Book 2, Page 71, in the Office of the Recorder of Hamilton County, Indiana, Excepting the South 26 feet thereof dedicated as Public Right of Way in Resolution No. R062215 Recorded June 23, 2015 as Instrument No. 2015030758.

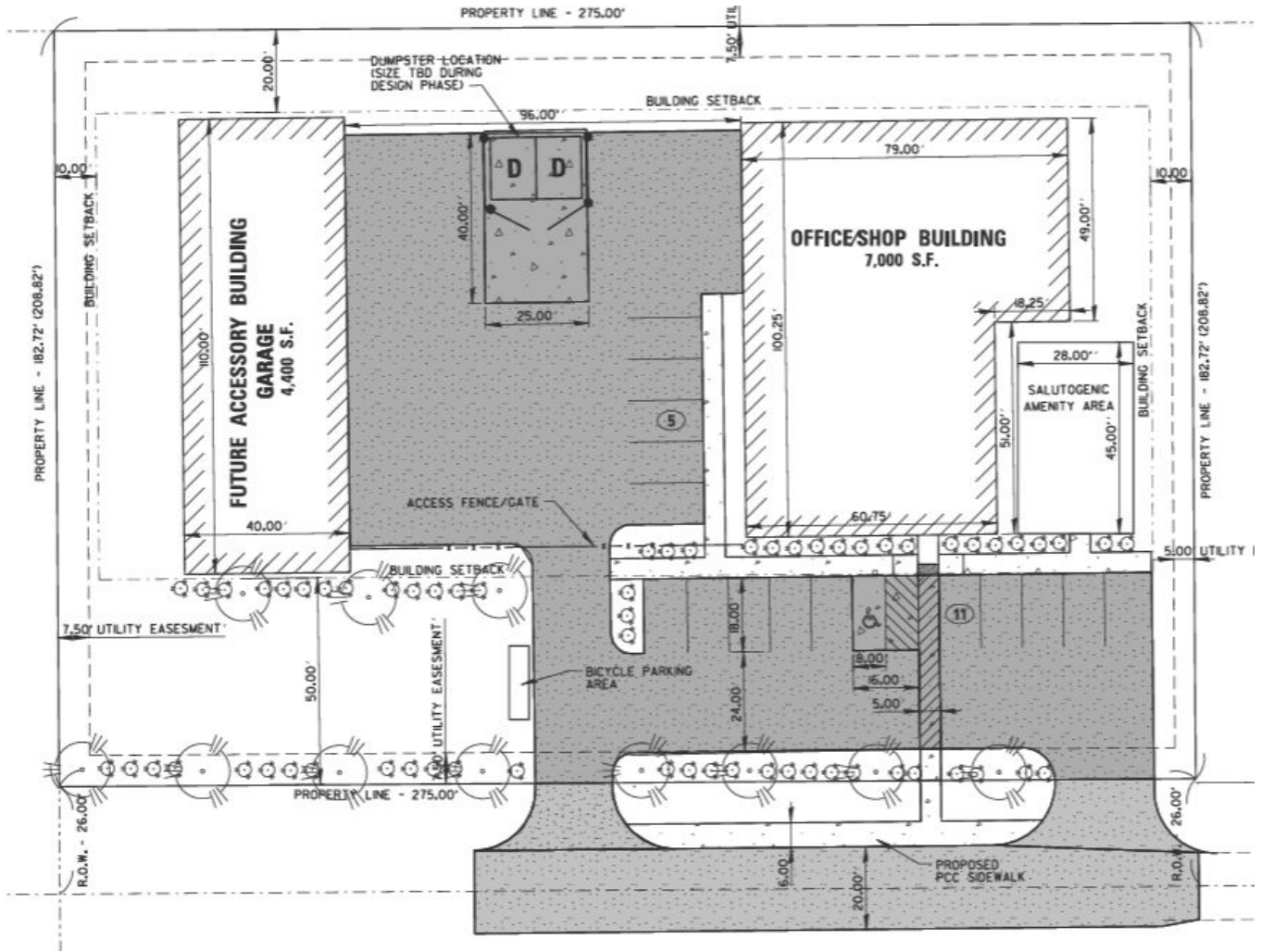
*13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000*

EXHIBIT B
Location Map



13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000

EXHIBIT C
Concept Plan



13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000