



BOARD/COMMISSION: City Council
DATE: 8/18/2025
ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038

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

See the list of council members at FishersIN.gov/CityCouncil.

REGULAR CITY COUNCIL MEETING, 7 p.m.

1. Meeting Called to Order with the Pledge of Allegiance

2. Announcements

3. Proclamations

4. Presentations

5. Council Committee Reports

- a. Finance Committee Report - NONE

6. Department Reports

- a. Health Department Report

Health Department Report - 08-18-2025

7. Consent Agenda

- a. Request to approve the previous meeting minutes from July 21, 2025 City Council Meeting

Minutes - 07-21-2025 - Executive Session and Regular Session

b. R081825 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Resolution - R081825

City Funds Transfers - Exhibit A - R081825

City Funds Transfers - Council Action Form - R081825

Signed Adoption - City Funds Transfers - Resolution - R081825

Regular Agenda - Budget/Financial

8. R081825A - A Resolution Approving the Transfer of the 2024 Surplus Bond Proceeds to the Fishers Town Hall Building Corporation.

Transfer of the 2024 Surplus Bond Proceeds to the Fishers Town Hall Building Corporation - Resolution - R081825A

Transfer of the 2024 Surplus Bond Proceeds to the Fishers Town Hall Building Corporation - CAF - R081825A

Signed Adoption - Transfer of the 2024 Surplus Bond Proceeds to the FTHBC - Resolution - R081825A

Regular Agenda - Economic Development - NONE

Regular Agenda - Government/Miscellaneous

9. 081825 - A Request to Approve an Amendment to Section 157.99 of the City of Fishers Code of Ordinances - 1st, 2nd, & 3rd Reading

Amendment to Section 157.99 (Property Maintenance Code) - Ordinance - 081825

Amendment to Section 157.99 (Property Maintenance Code) - CAF - 081825

Signed Adoption - Amendment to Section 157.99 (Property Maintenance Code) - Ordinance - Clean - 081825

Regular Agenda - Planning & Zoning

10. 061625B - Consideration of a rezone of 1.13 acres from R2 Residential to C1 Commercial with conditions for the Weathertight Roofing property with the common address of 13600 E 118th Street (RZ-25-5) – Final Reading

Weathertight Roofing Rezone - Ordinance - 061625B

Weathertight Roofing Rezone - Petitioner Packet - 061625B

Weathertight Roofing Rezone - Council Action Form - 061625B

Signed Adoption - Weathertight Roofing Rezone - Ordinance - 061625B

11. R081825B - Consideration of a Special Exception to allow for a preschool use on a property zoned R2 – Residential at Cornerstone Lutheran Church Fishers with the common address 13450 E 116th Street (SE-25-2) - 1st Reading & Public Hearing

Cornerstone Lutheran Special Exception - Resolution - R081825B

Cornerstone Lutheran Special Exception - Petitioner Packet - R081825B

Cornerstone Lutheran Special Exception - Engineering Traffic Memo - R081825B

Cornerstone Lutheran Special Exception - A and F Traffic Memo - R081825B

Cornerstone Lutheran Special Exception - Council Action Form - R081825B

10516 Collingswood Annexation:

12. 081825A - Request to approve a voluntary annexation of 0.69 acres, known as the Drees Premier Homes Inc property. Subject site is located at 10516 Collingswood Ln, Fishers, IN. (ANX-25-4) – 1st Reading & Public Hearing

10516 Collingswood Ln Annexation - Ordinance - 081825A

10516 Collingswood Ln Annexation - Council Action Form - 081825A

13. Regular Items - Any other Unfinished / New Business

14. Regular Items - Community Comment

15. Regular Items - Meeting Adjournment

[MEET_FOOT]



Fishers Health Department Update – 08/18/2025

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 \$517,550.28.

Community Health Assessment and Annual Report

- Community Health and Wellbeing Survey available now - <https://health.fishersin.gov/communityhealth/>; 1,460 responses to date. Community Health Steering Committee meeting monthly through December.
- Annual report is available [here](#).

Culture of Health

- August Wellness Wander is at Geist Waterfront Park. Focuses on mental health, mindfulness and connection with nature.
- Culture of Health Ambassador moved on to external opportunity. Position to be reposted soon.

Core Services:

- Health Education: Educators started 2025/2026 school year session on 8/18 with elementary schools. Also facilitated Alzheimer's Association session with 61 Britton Falls residents on 8/11. Continuing development of healthy aging curricula.
- Environmental Health: Check out the [Food Grade and Inspection Dashboard](#) for inspection reports. All three Food Inspectors have received FDA Standardization. First Certified Pool Operator course scheduled for end of September.
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. Most common webpage visits were on depression, anxiety, and community resources.
- Social Work: All emergency detentions referred to social worker. Fall prevention in-home assessments picking up (63 year to date compared to 34 in 2024) Second SteppingOn class started on August 5.

Community Outreach and Social Media

- Follow us on Facebook, X and Instagram to help us get the word out on the great work we are doing, or sign up [here](#) to receive monthly updates in your inbox.
- Engage with us at upcoming events and education sessions in August. More information [here](#).

Grants and Funding:

- FHD finances deeply impacted by federal and state-level funding cuts to grant programs and Health First Indiana, in addition to cuts to property taxes which support local government. City of Fishers committed to supporting FHD's efforts without reduction in service.
- School-based student-led club grants: \$500 available to school-based clubs for student-led efforts to promote health, wellness and community service now open for 2025/2026 school year. More information and application portal [here](#).
- FHD working on \$13,500 grant awards from NEHA FDA for standardization efforts and \$20,000 from NACCHO to serve as Peer Ambassador for innovative local epidemiological approaches to public health.
- All health department contracts are posted [here](#).



Table 1. Select Metrics

Services Overview

	July 2025	Jan - July, 2025
Health Services		
Communicable Disease Investigations	25	194
Routine Vaccination Appointments	294	1192
Testing & Screening Appointments	52	213
Travel Clinic Appointments	14	68
Fee Services		
Birth Certificates (copies)	123	799
Death Certificates (copies)	1,015	2,627
Food Inspections	35	493
Pool Inspections	55	81
Other Environmental Inspections	5	7
Health Education		
Community Members Reached	1,630	15,078
Number of Sessions	22	126
Public Health Social Work		
Unique Residents Supported	101	758
Encounters for Service	144	1,032
Referrals to Community Resources	168	1,093
Emergency Detentions Supported	18	111
Fall Prevention In-Home Assessments	9	51
Stigma Free Fishers Users	887	7,087

Created with Datawrapper

**FISHERS CITY COUNCIL
EXECUTIVE SESSION MEMORANDA**

Date: July 21, 2025

Time: 6:15 p.m. - 7:00 p.m.

Location: Fishers City Hall, Nickel Plate Conference Room

Present: Pete Peterson, Todd Zimmerman, Brad DeReamer, John Weingardt, John DeLucia, Elliott Hultgren, Chris Greisl, Ashley Elrod, Megan Baumgartner, Tiffanie Ditlevson, and Ami Webb. Mayor Scott Fadness, Selina Stoller and Bill Stuart participated remotely. Cecilia Coble was absent.

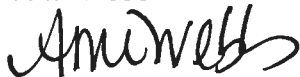
July 21, 2025, the Fishers City Council met in executive session for the following reasons:

1. To discuss litigation that is either pending or has been threatened specifically in writing under Indiana Code § 5-14-1.5-6.1(b) (2) (B)
2. To conduct interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects under Indiana Code §5-14-1.5-6.1(b) (4)
3. To discuss a job performance evaluation of individual employees under Indiana Code §5-14-1.5-6.1(b) (9)

I certify that no subject matter was discussed in the executive session other than the subject matter specified above.

Respectfully submitted,

Ami Webb



**Fishers City Council
Meeting Minutes
July 21, 2025**

THE PUBLIC MAY STREAM THE MEETING BY GOING TO: <http://tinyurl.com/CityOfFishers>

BOARD/COMMISSION: City Council Meeting

DATE: 7/21/2025

DIRECTIONS: City Hall, 1 Municipal Drive, Fishers, IN 46038

REGULAR CITY COUNCIL MEETING, 7:00 p.m., City Hall, Auditorium

1. Meeting Called to Order with the Pledge of Allegiance

- **President Pete Peterson called the meeting to order at 7:05 p.m. Others present were John DeLucia, John Weingardt, Brad DeReamer, Tiffanie Ditlevson, and Todd Zimmerman. Selina Stoller and Bill Stuart present remotely. Cecilia Coble was absent.**
- **Others present were Deputy Mayor Elliott Hultgren, Chris Greisl, Ashley Elrod, Megan Baumgartner, Lindsey Bennett, Chief Ed Gebhart, Lisa Bradford, Jordan Alexander, Ami Webb, Mike Colby, Tom Costakis, Gianna Fowler, Chayce Phillips, AJ Ricks, Chandler Phillips, Maui Aregbe, Hal Ricks, Jack and Sue Follmer, Mark Winebrenner, Diane Kelley-Shawver, Jason Shawver, Bradley Kelley, Mathew Rapp, Brad Loftus, Sisan Lorentser, Dan Malory, Fred Scheid, Matthew Roanz, Ross Reinhardt, Max Williams, Steve Arnold, Nancy Jarrell, Dr. James Guidos, Matt Rapp, Larry Lannan, and Leila Kheiry. Mayor Scott Fadness was absent.**

2. Announcements: None

3. Proclamations: None

4. Presentations: None

5. Council Committee and Staff Reports

a. Finance Committee Report – Attached to the electronic Agenda.

- **John Weingardt gave a summary of the Finance Committee Meeting. John also talked about the Health Department and what a great job they are doing.**

b. Health Department Report - ONLINE

6. Consent Agenda:

a. Request to approve the previous meeting minutes for Fishers City Council from Monday, June 16, 2025.

b. R072125 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

- **John Weingardt made a motion to approve the Consent Agenda. Tiffanie Ditlevson second the motion. Pete Peterson, John Weingardt, Brad DeReamer, Bill Stuart, and Selina Stoller voted yay. Todd Zimmerman abstained, and Cecilia Coble was absent. The vote was 7-Yay, 0-Nay, 1-Abstained, 1-Absent. The motion passes.**

REGULAR AGENDA

Business/ Financial

7. **061625C** - An Ordinance of the Common Council of the City of Fishers, Indiana, Authorizing the Issuance of the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2025B (Gray Eagle Golf Course Project) and the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2025C (Gray Eagle Multi-Family Project) and Authorizing and Approving Other Actions in Respect Thereto - **2nd Reading**
 - **Lisa Bradford gave her presentation to the council members.**
 - **Todd Zimmerman made a motion to approve ordinance 061625C. John Weingart seconded the motion. A roll call vote was taken. John Weingardt, Pete Peterson, John DeLucia, Todd Zimmerman, Tiffanie Ditlevson, Brad DeReamer, Selina Stoller, and Bill Stuart voted yay. Cecilia Coble was absent.**
 - **The vote was 8-Yay and 1-Absent. The motion passed.**
8. **R072125A** - A Resolution of the Common Council of the City of Fishers Approving a Lease Between the Fishers Redevelopment Authority and the Fishers Redevelopment Commission with Respect to the Fishers Community Center Project, establishing a Fund for Proceeds Received from the Sale of Real Estate to the Fishers Redevelopment Authority and Making an Appropriation from Such Fund, and Addressing Matters Related Thereto.
 - **John DeLucia made a motion to approve resolution R072125A. John Weingardt seconded the motion. A roll call vote was taken. John Weingardt, Pete Peterson, John DeLucia, Todd Zimmerman, Tiffanie Ditlevson, Brad DeReamer, Selina Stoller, and Bill Stuart voted yay. Cecilia Coble was absent.**
 - **The vote was 8-Yay and 1-Absent. The motion passed.**
9. **R072125B** - A Resolution of the Common Council of the City of Fishers, Indiana Approving the use of Surplus Bond Proceeds, and Addressing Matters Related Thereto
 - **Todd Zimmerman made a motion to approve resolution R072125B. John Weingardt seconded the motion. A roll call vote was taken. John Weingardt, Pete Peterson, John DeLucia, Todd Zimmerman, Tiffanie Ditlevson, Brad DeReamer, Selina Stoller, and Bill Stuart voted yay. Cecilia Coble was absent.**
 - **The vote was 8-Yay and 1-Absent. The motion passed.**

Economic Development

10. **R072125C** - A Request to Approve a Confirmatory Resolution for 12001 Exit Five Parkway - **Public Hearing**
 - **Megan Baumgartner gave her presentation to the council members.**
 - **John Weingardt made a motion to approve resolution R702125C. Tiffanie Ditlevson seconded the motion. A roll call vote was taken. John Weingardt, Pete Peterson, John DeLucia, Todd Zimmerman, Tiffanie Ditlevson, Brad DeReamer, Selina Stoller, and Bill Stuart voted yay. Cecilia Coble was absent.**
 - **The vote was 8-Yay and 1-Absent. The motion passed.**
 - **In error, the Public Hearing was overlooked. Chris Greisl advised that a motion was needed to reconsider the previous vote. Todd Zimmerman made a motion to reconsider the previous vote for resolution R072125C. John DeLucia seconded the motion.**
 - **President Pete Peterson opened the floor for a Public Hearing. No one came forward. The Public Hearing was closed.**
 - **A motion to approve resolution R072125C was made by Todd Zimmerman. John Weingardt seconded the motion. A second roll call vote was taken. John**

Weingardt, Pete Peterson, John DeLucia, Todd Zimmerman, Tiffanie Ditlevson, Brad DeReamer, Selina Stoller, and Bill Stuart voted yay. Cecilia Coble was absent.

- The vote was 8-Yay and 1-Absent. The motion passed.

Government/Miscellaneous

11. 061625 - A Request to Approve an Amendment to Chapter 157 Property Maintenance Code and Section 36.08 (OVB Schedule of Fines) - **2nd Reading**

- Lindsey Bennett gave her presentation to the council members.
- Todd Zimmerman made a motion to approve ordinance 061625. John Weingardt seconded the motion. A roll call vote was taken. John Weingardt, Pete Peterson, John DeLucia, Todd Zimmerman, Tiffanie Ditlevson, Brad DeReamer, Selina Stoller, and Bill Stuart voted yay. Cecilia Coble was absent.
- The vote was 8-Yay and 1-Absent. The motion passed.

12. 061625D - Request to Create and Add Chapter 72.17, Residential Parking Permit, to Amend Chapter 74 and to Amend Section 36.08 of the City of Fishers Code of Ordinances: **Public Hearing - 2nd and 3rd Reading**

- Chief Gebhart gave his presentation to the council members.
- President Pete Peterson opened the meeting for a Public Hearing.
- Mark Winebrenner of 12458 Turkel Drive came forward. Mark believes this is a bad idea. Residents should not be responsible for getting permits for their visitors. The Mosque should be held responsible for the parking.
- Fred Shield of 8848 Pine Trail believes the parking permit is a good idea.
- Dan Malony of 8479 Pine Trail agrees the parking permit is a good idea.
- Sue Follmer of 13857 Canopy Lane in Sunblest Apartments believes that the permits are a good idea and they will be working with the police department.
- Bradley Loftus of 8894 Torrance Place supports the permitting process and suggests limiting permits to 10 per resident.
- Matt Rapp of 6622 Sunblest Blvd. came forward.
- The Public Hearing was closed.
- Tiffanie Ditlevson asked when this process will be evaluated. Chief Gebhart said in 60-90 days. Other councilors spoke and thanked Chief Gebhart for the police department's work on this process.
- John DeLucia made a motion to approve ordinance 061625D. Tiffanie Ditlevson seconded the motion. A roll call vote was taken. John Weingardt, Pete Peterson, John DeLucia, Todd Zimmerman, Tiffanie Ditlevson, Brad DeReamer, Selina Stoller, and Bill Stuart voted yay. Cecilia Coble was absent.
- The vote was 8-Yay and 1-Absent. The motion passed.

13. Planning & Zoning

N/A

REGULAR ITEMS

14. Any other Unfinished / New Business – NONE

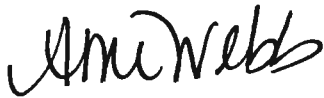
15. Community Comment

- **Dr James Guidos** came forward to discuss the Windjammer area about a contaminated spring with Ecoli. He has been working with the city for over the year, he feels there has been a lack of responses from the city and the Health Department.
- **Matthew Roanz** of 9446 Ashlake Lane came forward and talked about Gray Eagle and discuss lack of tax revenue of about 5 million.
-
- **Future Black Leaders** from Fishers High School. They put on Juneteenth last month. They spoke about the event. Every year there has been a growth in attendance.

16. Meeting Adjournment

- **Tiffanie Ditlevson** made a motion to adjourn the meeting. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,



Ami Webb for Jennifer Kehl

DATE: 7/21/25

PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1 Izila Kheng	Current
2 MIKE COLBY	RESIDENT
3 Tom Costakis	8712 Morgan Drive
4 Gianna Fowler	Future black leaders
5 Chayce Phillips	Future Black Leaders
6 AJ Ricks	Future Black Leaders
7 Chandler Phillips	Future Black Leaders
8 Mwi Aregha	Future Black Leaders
9 Hud Ricks	FBL
10 Jack + Sue Folmer	Regency - Windsor
11 MARK WINEBRENNER	RESIDENT
12 Jan Hirschhoff	"
13 Diane Kelley-Shawver	resident
14 Jason Shawver	"
15 Bradley Kelley	"
16 MATHEW RAPP	Resident
17 Brad Loftis	Sunblat farms HOA
18 Susan Lountan	Resident
19 Dan Malony	Resident Heritage Meadows
20 Fred Schul	Res. Lat Heritage meadows
21 MATTHEW RANZ	9446 ASHLAKE LANE
22 Ross Reinhardt	Resident
23 MAX WILLIAMS	RESIDENT
24 Steve Arnold	7847 Eclipse Pkwy, Fishers
25 Nancy Jarrell	13895 Meadow Grass Way
26	
27	
28	
29	
30	



Fishers Health Department Update – 07/21/2025

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers HFI funding amount for 2026 \$517,550.28, decreased from \$1,935,997 in 2025.

Community Health Assessment and Annual Report

- Community Health and Wellbeing Survey available now - <https://health.fishersin.gov/communityhealth/>; 1,292 responses to date. Community Health Steering Committee meeting monthly through December.
- Annual report is available here - https://health.fishersin.gov/wp-content/uploads/sites/4/FHD-Annual-Report-2024_04.30.25_DIGITAL.pdf

Culture of Health

- July Wellness Wander is at Ritchey Woods. Focuses on mental health, mindfulness and connection with nature.
- Culture of Health Ambassador position vacant. To be reposted soon.

Core Services:

- Health Education: Teen Public Health Academy concluded on 7/19 with 20 total students. Health educators are preparing for 2025/2026 school year next month, actively offering emerging adult education series, and developing healthy aging curricula.
- Environmental Health: Check out the [Food Grade and Inspection Dashboard](#) for inspection reports. Two out of three Food Inspectors have received FDA Standardization and third inspector in progress. First Certified Pool Operator course scheduled for September.
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. Most common webpage visits were on depression, anxiety, and community resources.
- Social Work: All emergency detentions referred to social worker. Fall prevention in-home assessments picking up, on track to double this year from last. Second SteppingOn class starts on August 5.

Community Outreach and Social Media

- Follow us on Facebook, X and Instagram to help us get the word out on the great work we are doing, or sign up [here](#) to receive monthly updates in your inbox.
- Engage with us at upcoming events and education sessions in July. More information [here](#).

Grants and Funding:

- FHD finances deeply impacted by federal and state-level funding cuts to grant programs and Health First Indiana, in addition to cuts to property taxes which support local government. City of Fishers committed to supporting FHD's efforts without reduction in service.
- School-based student-led club grants: \$500 available to school-based clubs for student-led efforts to promote health, wellness and community service on pause until 2025/2026 school year. More information and application portal [here](#).
- FHD working on \$13,500 grant awards from NEHA FDA for standardization efforts and \$20,000 from NACCHO to serve as Peer Ambassador for innovative local epidemiological approaches to public health.
- All health department contracts are posted [here](#).



Table 1. Select Metrics

Services Overview		
	June 2025	Year to Date (as of 7/17/25)
Health Services		
Communicable Disease Investigations	17	187
Routine Vaccination Appointments	99	976
Testing & Screening Appointments	45	193
Travel Clinic Appointments	25	61
Fee Services		
Birth Certificates (copies)	97	739
Death Certificates (copies)	389	1,981
Food Inspections	95	455
Pool Inspections	55	81
Other Environmental Inspections	1	12
Health Education		
Community Members Reached	835	13,493
Number of Sessions	13	105
Public Health Social Work		
Unique Residents Supported	99	657
Encounters for Service	116	888
Referrals to Community Resources	131	925
Emergency Detentions Supported	17	100
Fall Prevention In-Home Assessments	6	49
Stigma Free Fishers Users	1,034	6,745

Created with Datawrapper

RESOLUTION NO. R081825

**A RESOLUTION AUTHORIZING THE CITY CONTROLLER
TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS
INTO CERTAIN BUDGET CATEGORIES**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”) has budgeted certain amounts of funds that are used for general municipal operational purposes of the City;

WHEREAS, the certain funds as described in Exhibit A, which is attached hereto and incorporated herein (“Transfers”) are in need of various transfers in order to continue their intended purposes and operations; and

WHEREAS, the Common Council for the City of Fishers, Hamilton County, Indiana (“City Council”) now desires to authorize the City Controller to transfer said funds into said accounts, all is further described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The Council hereby authorizes the City Controller to make all transfers as described in Exhibit A (“Transfers”) and execute them in a timely and orderly fashion.

Section 2. This Resolution shall be in full force and effect from and upon its passage and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana this 18th day of August, 2025.

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

R081825

YAY

NAY

ABSTAIN

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 18th day of August 2025 at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

August 18, 2025
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

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND			
2025	08	4	08/19/2025	FD SFT R081825	BUA FD Cap	1	1			
1	10105015	42200		General Fund - Safe Training	Operating Supplies		170,201.73	-10,371.24	159,830.49	
	1010.501.55.000.42200.				FD digital training panel		08/19/2025			
2	10105010	44500		General Fund - Fire	Machinery and Equipment		117,382.25	10,371.24	127,753.49	
	1010.501.00.000.44500.				FD digital training panel		08/19/2025			
** JOURNAL TOTAL								0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL				ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	8	4								
BUA	10105015-42200	08/19/2025	FD Cap	FD SFT	R081825		Operating Supplies	5		10,371.24
							FD digital training panel			
BUA	10105010-44500	08/19/2025	FD Cap	FD SFT	R081825		Machinery and Equipment	5	10,371.24	
							FD digital training panel			
JOURNAL 2025/08/4							TOTAL		.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena valois **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
ACCOUNT					LINE DESCRIPTION	EFF DATE			
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2025 08	5	08/19/2025	PW WQ	R081825	BUA WQ CapEq	1 1			
1	60609014	42200		Sewer - PW Water Quality	Operating Supplies	3,784,101.79	-9,275.00	3,774,826.79	
	6060.901.94.000.42200.				Cap Asset for new equip purch	08/19/2025			
2	60609014	44500		Sewer - PW Water Quality	Machinery and Equipment	839,843.37	9,275.00	849,118.37	
	6060.901.94.000.44500.				Cap Asset for new equip purch	08/19/2025			
** JOURNAL TOTAL							0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL				ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	8	5								
BUA	60609014-42200	08/19/2025	WQ CapEq	PW	WQ	R081825	Operating Supplies	5		9,275.00
							Cap Asset for new equip purch			
BUA	60609014-44500	08/19/2025	WQ CapEq	PW	WQ	R081825	Machinery and Equipment	5	9,275.00	
							Cap Asset for new equip purch			
JOURNAL 2025/08/5							TOTAL		.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena valois **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND			
2025	08	149	08/19/2025	HD	R081825	BUA HD Ins Vax	1	1		
1	21205058	43200		Fire Dept - City Health Dept	Comms And Transportation		19,500.00	-10,000.00	9,500.00	
	2120.501.58.000.43200.				Cover private Ins Vacc		08/19/2025			
2	21205058	43100		Fire Dept - City Health Dept	Professional Services		181,466.69	-50,000.00	131,466.69	
	2120.501.58.000.43100.				Cover private Ins Vacc		08/19/2025			
3	21205058	42200		Fire Dept - City Health Dept	Operating Supplies		201,241.18	10,000.00	211,241.18	
	2120.501.58.000.42200.				Cover private Ins Vacc		08/19/2025			
4	21205058	42200		Fire Dept - City Health Dept	Operating Supplies		201,241.18	50,000.00	251,241.18	
	2120.501.58.000.42200.				Cover private Ins Vacc		08/19/2025			
								** JOURNAL TOTAL	0.00	

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valoisl

YEAR	PER	JNL					ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC				
2025	8	149									
BUA	21205058-43200	08/19/2025	HD Ins Vax HD		R081825		Comms And Transportation	5			10,000.00
							Cover private Ins Vacc				
BUA	21205058-43100	08/19/2025	HD Ins Vax HD		R081825		Professional Services	5			50,000.00
							Cover private Ins Vacc				
BUA	21205058-42200	08/19/2025	HD Ins Vax HD		R081825		Operating Supplies	5	10,000.00		
							Cover private Ins Vacc				
BUA	21205058-42200	08/19/2025	HD Ins Vax HD		R081825		Operating Supplies	5	50,000.00		
							Cover private Ins Vacc				
							JOURNAL 2025/08/149	TOTAL		.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT							
					FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena Valois **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND			
2025	08	428	08/19/2025	MYR	R081825	BUA MYRtoSupp	1	1		
1	10101011	43100		General Fund - Mayor	Professional Services		3,024,616.30	-9,000.00	3,015,616.30	
	1010.101.11.000.43100.				Add fund to supplies		08/19/2025			
2	10101011	42200		General Fund - Mayor	Operating Supplies		27,000.00	9,000.00	36,000.00	
	1010.101.11.000.42200.				Add fund to supplies		08/19/2025			
								** JOURNAL TOTAL	0.00	

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL				ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	8	428								
BUA	10101011-43100	08/19/2025	MYRtoSupp	MYR	R081825		Professional Services	5		9,000.00
							Add fund to supplies			
BUA	10101011-42200	08/19/2025	MYRtoSupp	MYR	R081825		Operating Supplies	5	9,000.00	
							Add fund to supplies			
							JOURNAL 2025/08/428	TOTAL	.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena valois **



Council Action Form

MEETING DATE	August 18, 2025			
TITLE	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R081825	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input checked="" type="checkbox"/> Assistant/Deputy Department Head	<input checked="" type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input checked="" type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Other: Corresponding Department Heads
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>A transfer of funds from one appropriation to another means removing monies from one category such as “supplies” and moving it to another such as “contractual services”.</p> <p>Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office.</p> <p>All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds.</p> <p>Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	See Exhibit A
	Additional Appropriation #:	N/A
	Narrative:	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve this resolution and authorize the City Controller to make the transfers
	2.	Deny this resolution and request
	3.	Approve selected transfer requests
	4.	Provide alternate direction
PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A	

RESOLUTION NO. R081825

**A RESOLUTION AUTHORIZING THE CITY CONTROLLER
TO TRANSFER CERTAIN CITY OF FISHERS BUDGET FUNDS
INTO CERTAIN BUDGET CATEGORIES**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”) has budgeted certain amounts of funds that are used for general municipal operational purposes of the City;

WHEREAS, the certain funds as described in Exhibit A, which is attached hereto and incorporated herein (“Transfers”) are in need of various transfers in order to continue their intended purposes and operations; and

WHEREAS, the Common Council for the City of Fishers, Hamilton County, Indiana (“City Council”) now desires to authorize the City Controller to transfer said funds into said accounts, all is further described in Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The Council hereby authorizes the City Controller to make all transfers as described in Exhibit A (“Transfers”) and execute them in a timely and orderly fashion.

Section 2. This Resolution shall be in full force and effect from and upon its passage and in accordance with Indiana law.

ALL OF WHICH IS RESOLVED by the Common Council for the City of Fishers, Hamilton County, Indiana this 18th day of August, 2025.



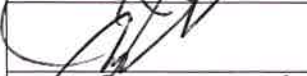



**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

R081825

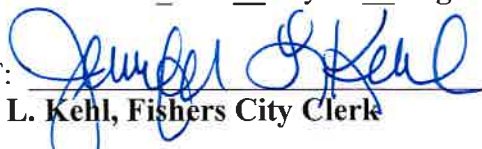
YAY

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 18th day of August 2025 at _____ p.m.

ATTEST: 
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL


Scott A. Fadness, Mayor

August 18, 2025
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

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND			
2025	08	4	08/19/2025	FD SFT R081825	BUA FD Cap	1	1			
1	10105015	42200		General Fund - Safe Training	Operating Supplies		170,201.73	-10,371.24	159,830.49	
	1010.501.55.000.42200.				FD digital training panel		08/19/2025			
2	10105010	44500		General Fund - Fire	Machinery and Equipment		117,382.25	10,371.24	127,753.49	
	1010.501.00.000.44500.				FD digital training panel		08/19/2025			
** JOURNAL TOTAL								0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL				ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	8	4								
BUA	10105015-42200	08/19/2025	FD Cap	FD SFT	R081825		Operating Supplies	5		10,371.24
							FD digital training panel			
BUA	10105010-44500	08/19/2025	FD Cap	FD SFT	R081825		Machinery and Equipment	5	10,371.24	
							FD digital training panel			
							JOURNAL 2025/08/4	TOTAL	.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena valois **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
ACCOUNT					LINE DESCRIPTION	EFF DATE			
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND			
2025 08	5	08/19/2025	PW WQ	R081825	BUA WQ CapEq	1 1			
1	60609014	42200		Sewer - PW Water Quality	Operating Supplies	3,784,101.79	-9,275.00	3,774,826.79	
	6060.901.94.000.42200.				Cap Asset for new equip purch	08/19/2025			
2	60609014	44500		Sewer - PW Water Quality	Machinery and Equipment	839,843.37	9,275.00	849,118.37	
	6060.901.94.000.44500.				Cap Asset for new equip purch	08/19/2025			
** JOURNAL TOTAL								0.00	

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL				ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	8	5								
BUA	60609014-42200	08/19/2025	WQ CapEq	PW WQ	R081825		Operating Supplies	5		9,275.00
							Cap Asset for new equip purch			
BUA	60609014-44500	08/19/2025	WQ CapEq	PW WQ	R081825		Machinery and Equipment	5	9,275.00	
							Cap Asset for new equip purch			
JOURNAL 2025/08/5							TOTAL		.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena valois **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND			
2025	08	149	08/19/2025	HD	R081825	BUA HD Ins Vax	1	1		
1	21205058	43200		Fire Dept - City Health Dept	Comms And Transportation		19,500.00	-10,000.00	9,500.00	
	2120.501.58.000.43200.				Cover private Ins Vacc		08/19/2025			
2	21205058	43100		Fire Dept - City Health Dept	Professional Services		181,466.69	-50,000.00	131,466.69	
	2120.501.58.000.43100.				Cover private Ins Vacc		08/19/2025			
3	21205058	42200		Fire Dept - City Health Dept	Operating Supplies		201,241.18	10,000.00	211,241.18	
	2120.501.58.000.42200.				Cover private Ins Vacc		08/19/2025			
4	21205058	42200		Fire Dept - City Health Dept	Operating Supplies		201,241.18	50,000.00	251,241.18	
	2120.501.58.000.42200.				Cover private Ins Vacc		08/19/2025			
					** JOURNAL TOTAL			0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valoisl

YEAR	PER	JNL					ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC				
2025	8	149									
BUA	21205058-43200	08/19/2025	HD Ins Vax HD		R081825		Comms And Transportation	5			10,000.00
							Cover private Ins Vacc				
BUA	21205058-43100	08/19/2025	HD Ins Vax HD		R081825		Professional Services	5			50,000.00
							Cover private Ins Vacc				
BUA	21205058-42200	08/19/2025	HD Ins Vax HD		R081825		Operating Supplies	5	10,000.00		
							Cover private Ins Vacc				
BUA	21205058-42200	08/19/2025	HD Ins Vax HD		R081825		Operating Supplies	5	50,000.00		
							Cover private Ins Vacc				
JOURNAL 2025/08/149								TOTAL		.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND	YEAR	PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT							
					FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena Valois **

BUDGET AMENDMENTS JOURNAL ENTRY PROOF

LN	ORG	OBJECT	PROJ	ORG DESCRIPTION	ACCOUNT DESCRIPTION	EFF DATE	PREV BUDGET	BUDGET CHANGE	AMENDED BUDGET	ERR
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY	AMEND			
2025	08	428	08/19/2025	MYR	R081825	BUA MYRtoSupp	1	1		
1	10101011	43100		General Fund - Mayor	Professional Services		3,024,616.30	-9,000.00	3,015,616.30	
	1010.101.11.000.43100.				Add fund to supplies		08/19/2025			
2	10101011	42200		General Fund - Mayor	Operating Supplies		27,000.00	9,000.00	36,000.00	
	1010.101.11.000.42200.				Add fund to supplies		08/19/2025			
								** JOURNAL TOTAL	0.00	

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL				ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2025	8	428								
BUA	10101011-43100	08/19/2025	MYRtoSupp	MYR	R081825		Professional Services	5		9,000.00
							Add fund to supplies			
BUA	10101011-42200	08/19/2025	MYRtoSupp	MYR	R081825		Operating Supplies	5	9,000.00	
							Add fund to supplies			
							JOURNAL 2025/08/428	TOTAL	.00	.00

BUDGET AMENDMENT JOURNAL ENTRY PROOF

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	.00	.00

** END OF REPORT - Generated by Lorena valois **



Council Action Form

MEETING DATE	August 18, 2025			
TITLE	A Resolution Authorizing the City Controller to Transfer Certain City of Fishers Budget Funds Into Certain Budget Categories			
SUBMITTED BY	Name & Title: Lisa Bradford, City Controller			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R081825	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input checked="" type="checkbox"/> Assistant/Deputy Department Head	<input checked="" type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input checked="" type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input checked="" type="checkbox"/> Other: Corresponding Department Heads
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>A transfer of funds from one appropriation to another means removing monies from one category such as “supplies” and moving it to another such as “contractual services”.</p> <p>Due to various circumstances and reasons sometimes throughout the year budget appropriations in their respective funds need to be transferred to avoid drawing a negative balance. When this occurs, the respective department provides a written and signed transfer request to the Controller's Office.</p> <p>All transfers require Department Head approval before submission to the Controller's Office, whether or not they are between categories (ex. 200's to 300's) in the same department or transfers between departments. Transfers between departments also require City Council approval in addition to Department Head approval. As such, all transfers requiring City Council approval are prepared by the Controller's Office and submitted to the City Council for approval. Upon approval they are processed by the Controller's Office. Money cannot be transferred between funds.</p> <p>Attached is a resolution and its accompanying Exhibit A ("Transfers") requesting authorization for the City Controller to transfer all funds as outlined in the exhibit.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	See Exhibit A
	Additional Appropriation #:	N/A
	Narrative:	This action does not require an expenditure or receive a revenue, rather it is transferring funds within various City funds. See Exhibit A for all transfers and transfer detail.
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve this resolution and authorize the City Controller to make the transfers
	2.	Deny this resolution and request
	3.	Approve selected transfer requests
	4.	Provide alternate direction
PROJECT TIMELINE	All approved transfers will be transferred respectively immediately following approval.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council approve this resolution authorizing the City Controller to transfer all funds as outlined in Exhibit A and fully oversee this process and request.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Resolution 2. Exhibit A	

RESOLUTION NO. R081825A

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA
APPROVING THE USE OF SURPLUS BOND PROCEEDS AND THE TRANSFER OF
SURPLUS BOND PROCEEDS TO THE FISHERS TOWN HALL BUILDING
CORPORATION**

WHEREAS, at its regularly scheduled and duly noticed meeting on July 21, 2025, the Common Council (the “Common Council”) of the City of Fishers, Indiana (the “City”) approved Resolution No. R072125B – A Resolution Of The Common Council Of The City Of Fishers, Indiana Approving The Use Of Surplus Bond Proceeds, And Addressing Matters Related Thereto (the “Surplus GO Bond Resolution”);

WHEREAS, pursuant to the Surplus GO Bond Resolution, the Council found that:

1. it is no longer in the best interests of the City to continue to spend proceeds remaining from the issuance of the December 18, 2024 General Obligations Bonds, Series 2024 (the “Series 2024 GO Bond”) on the 2024 Projects and as a result, the 2024 Projects have been abandoned;
2. a surplus remains from the Series 2024 GO Bond; and
3. it is in the best interest of the City to use up to \$7,000,000.00 of surplus bond proceeds remaining from the Series 2024 GO Bond to acquire and improve certain real estate in the City located near the Fishers Event Center (the “Real Estate”), which Real Estate is to be used for public purposes;

WHEREAS, the City’s has now determined that there is an additional \$597,625.00 of surplus proceeds remaining in the Series 2024 GO Bond, and accordingly, the definition of “Surplus Proceeds” shall be interpreted to specifically refer to the \$7,597,625.00 of funds remaining from the Series 2024 GO Bond (the “Surplus Proceeds”);

WHEREAS, the Council finds that it is in the best interest of the City to use the Surplus Proceeds to acquire and improve the Real Estate, which Real Estate is to be used for public purposes;

WHEREAS, the City’s real property at and about the Fishers Event Center is owned by the Fishers Town Hall Building Corporation, a public benefit corporation organized and operated to benefit, perform and carry out the charitable, educational, recreational and other public purposes of the City (the “Bldg. Corp.”);

WHEREAS, consistent with the Surplus Bond Resolution, this Resolution and the powers and purposes of the Bldg. Corp., the City desires to transfer and convey the Surplus Proceeds to the Bldg. Corp; and

WHEREAS, capitalized terms used but not defined herein are used with the meaning set forth in the Surplus GO Bond Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, meeting in regular session as follows:

Section 1. To reduce the rate and amount of property taxes to be levied and collected, the Common Council hereby approves the use of the Surplus Proceeds to acquire and improve the Real Estate.

Section 2. The City hereby transfers and conveys the Surplus Proceeds to the Bldg. Corp.

Section 3. The Surplus Proceeds shall be used by the Bldg. Corp. consistent with the purposes set forth in the Surplus GO Bond Resolution and this Resolution.

Section 4. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana 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, Fishers 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



Council Action Form

MEETING DATE	August 18, 2025		
TITLE	Resolution Of The Common Council Of The City Of Fishers, Indiana Approving The Use Of Surplus Bond Proceeds And Transfer of Surplus Bond Proceeds To The Fishers Town Hall Building Corporation		
SUBMITTED BY	Name & Title: Elliott Hultgren, Deputy Mayor Department: Administration		
MEETING TYPE	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special <input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution <input checked="" type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> 3 rd Reading <input type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R081825__
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office <input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	X Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – Name of Reviewer: Jennifer C. Messer	
BACKGROUND (Includes description, background, and justification)	<p>The City's Common Council previously approved Resolution No. R072125B – A Resolution Of The Common Council Of The City Of Fishers, Indiana Approving The Use Of Surplus Bond Proceeds, And Addressing Matters Related Thereto (the "Surplus GO Bond Resolution"). Pursuant to the Surplus GO Bond Resolution, the Council approved using \$7,000,000.00 of surplus bond proceeds from the December 18, 2024 General Obligations Bonds, Series 2024 (the "2024 Surplus Bond Proceeds") to acquire and improve real estate in the City located near the Fishers Event Center (the "Real Estate").</p> <p>Since approving the Surplus GO Bond Resolution, the City has determined that there is an additional \$597,625.00 of surplus proceeds remaining in the Series 2024 GO Bond, and accordingly, the definition of "Surplus Proceeds" shall be interpreted to specifically refer to the \$7,597,625.00 of funds remaining from the Series 2024 GO Bond (the "Surplus Proceeds").</p> <p>The City desires to use the Surplus Proceeds to acquire and improve the Real Estate, which Real Estate is to be used for public purposes.</p> <p>Consistent with the Surplus Bond Resolution and the powers and purposes of the Bldg. Corp., the City, pursuant to the subject Resolution, desires to transfer and convey the Surplus Proceeds to the Bldg. Corp. to acquire and improve the Real Estate.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	None
	Expenditure \$:	None
	Source of Funds:	2024 Surplus Bond Proceeds
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include Deny Approval Option)	1.	Approve the Resolution
	2.	Reject the Resolution
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve the Resolution.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

RESOLUTION NO. R081825A

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA
APPROVING THE USE OF SURPLUS BOND PROCEEDS AND THE TRANSFER OF
SURPLUS BOND PROCEEDS TO THE FISHERS TOWN HALL BUILDING
CORPORATION**

WHEREAS, at its regularly scheduled and duly noticed meeting on July 21, 2025, the Common Council (the “Common Council”) of the City of Fishers, Indiana (the “City”) approved Resolution No. R072125B – A Resolution Of The Common Council Of The City Of Fishers, Indiana Approving The Use Of Surplus Bond Proceeds, And Addressing Matters Related Thereto (the “Surplus GO Bond Resolution”);

WHEREAS, pursuant to the Surplus GO Bond Resolution, the Council found that:

1. it is no longer in the best interests of the City to continue to spend proceeds remaining from the issuance of the December 18, 2024 General Obligations Bonds, Series 2024 (the “Series 2024 GO Bond”) on the 2024 Projects and as a result, the 2024 Projects have been abandoned;
2. a surplus remains from the Series 2024 GO Bond; and
3. it is in the best interest of the City to use up to \$7,000,000.00 of surplus bond proceeds remaining from the Series 2024 GO Bond to acquire and improve certain real estate in the City located near the Fishers Event Center (the “Real Estate”), which Real Estate is to be used for public purposes;

WHEREAS, the City’s has now determined that there is an additional \$597,625.00 of surplus proceeds remaining in the Series 2024 GO Bond, and accordingly, the definition of “Surplus Proceeds” shall be interpreted to specifically refer to the \$7,597,625.00 of funds remaining from the Series 2024 GO Bond (the “Surplus Proceeds”);

WHEREAS, the Council finds that it is in the best interest of the City to use the Surplus Proceeds to acquire and improve the Real Estate, which Real Estate is to be used for public purposes;

WHEREAS, the City’s real property at and about the Fishers Event Center is owned by the Fishers Town Hall Building Corporation, a public benefit corporation organized and operated to benefit, perform and carry out the charitable, educational, recreational and other public purposes of the City (the “Bldg. Corp.”);

WHEREAS, consistent with the Surplus Bond Resolution, this Resolution and the powers and purposes of the Bldg. Corp., the City desires to transfer and convey the Surplus Proceeds to the Bldg. Corp; and

WHEREAS, capitalized terms used but not defined herein are used with the meaning set forth in the Surplus GO Bond Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, meeting in regular session as follows:

Section 1. To reduce the rate and amount of property taxes to be levied and collected, the Common Council hereby approves the use of the Surplus Proceeds to acquire and improve the Real Estate.

Section 2. The City hereby transfers and conveys the Surplus Proceeds to the Bldg. Corp.

Section 3. The Surplus Proceeds shall be used by the Bldg. Corp. consistent with the purposes set forth in the Surplus GO Bond Resolution and this Resolution.


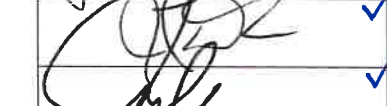
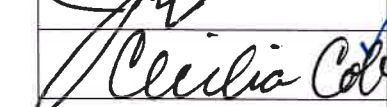
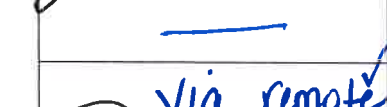

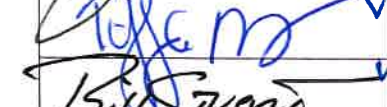
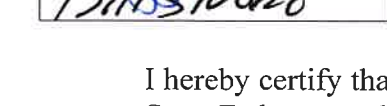


Section 4. This Resolution shall be in full force and effect upon passage.

ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana this __18th__ day of August, 2025.

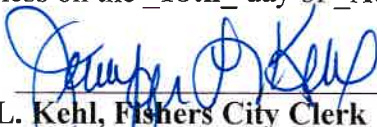
ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana this 18thth day of August 2025.

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


R081825A

YAY	NAY	ABSTAIN
		
		
		
		
		
		
		
		
		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of August 2025 at _____ p.m.

ATTEST: 
Jennifer L. Kehl, Fishers City Clerk




Scott A. Fadness, Mayor

MAYOR'S APPROVAL

August 18, 2025
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



Council Action Form

MEETING DATE	August 18, 2025			
TITLE	Resolution Of The Common Council Of The City Of Fishers, Indiana Approving The Use Of Surplus Bond Proceeds And Transfer of Surplus Bond Proceeds To The Fishers Town Hall Building Corporation			
SUBMITTED BY	Name & Title: Elliott Hultgren, Deputy Mayor Department: Administration			
MEETING TYPE	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input checked="" type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading <input type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R081825__	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office <input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	X Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer: Jennifer C. Messer</i>	
BACKGROUND (Includes description, background, and justification)	<p>The City's Common Council previously approved Resolution No. R072125B – A Resolution Of The Common Council Of The City Of Fishers, Indiana Approving The Use Of Surplus Bond Proceeds, And Addressing Matters Related Thereto (the "Surplus GO Bond Resolution"). Pursuant to the Surplus GO Bond Resolution, the Council approved using \$7,000,000.00 of surplus bond proceeds from the December 18, 2024 General Obligations Bonds, Series 2024 (the "2024 Surplus Bond Proceeds") to acquire and improve real estate in the City located near the Fishers Event Center (the "Real Estate").</p> <p>Since approving the Surplus GO Bond Resolution, the City has determined that there is an additional \$597,625.00 of surplus proceeds remaining in the Series 2024 GO Bond, and accordingly, the definition of "Surplus Proceeds" shall be interpreted to specifically refer to the \$7,597,625.00 of funds remaining from the Series 2024 GO Bond (the "Surplus Proceeds").</p> <p>The City desires to use the Surplus Proceeds to acquire and improve the Real Estate, which Real Estate is to be used for public purposes.</p> <p>Consistent with the Surplus Bond Resolution and the powers and purposes of the Bldg. Corp., the City, pursuant to the subject Resolution, desires to transfer and convey the Surplus Proceeds to the Bldg. Corp. to acquire and improve the Real Estate.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	None
	Expenditure \$:	None
	Source of Funds:	2024 Surplus Bond Proceeds
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve the Resolution
	2.	Reject the Resolution
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve the Resolution.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 081825

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
SECTION 157.99 OF THE FISHERS CODE OF ORDINANCES (PROPERTY
MAINTENANCE CODE)**

WHEREAS, Ind. Code § 36-8-2-4 provides the City of Fishers (“City”) with the power to regulate conduct endangering the public health, safety, and welfare; and

WHEREAS, the City recently amended its Property Maintenance Code, Chapter 157 of the Fishers Code of Ordinances, but desires to further amend Section 157.99, Violations, of the Property Maintenance Code, to reflect recent Indiana law updates.

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

Section 1. Section 157.99 of the Fishers Code of Ordinances shall be amended as set forth herein with additions in blue and deletions in ~~red strikethrough~~:

§ 157.99 VIOLATIONS.

The City’s exercise of options specified in this section are not prerequisites for taking any other action against an alleged violator, nor do they prohibit the City from taking any further action.

(A) Notices of Violations; Citations for Violations

(1) ~~Notice to Alleged Violator of Violation~~. An enforcement official from the City’s Code Enforcement, Planning & Zoning or Health Department or Zoning Administrator may issue a notice of violation to a person in violation of any section of this Chapter. The Notice of Violation shall state:

- (a) The enforcement official issuing the Notice of Violation.
- (b) The date and time of the violation.
- (c) The section or subsection number of Chapter 157 that has been violated. Each separate section or subsection is considered a separate offence and subject to a separate time of correction and fines.
- (d) The corrective action needed in order to come into compliance with Chapter 157.
- (e) The specific date that the violation should be corrected in order to avoid fines and penalties. The date of correction should be at least ten days but no more than sixty days from the date of the Notice of Violation. Separate violations may have their own time of correction.
- (f) The date of the next inspection by the enforcement official to avoid a citation for violation.

~~(1)~~(2) Citation for Violation. If the violation has been corrected by the date listed in the Notice of Violation, no further action will be taken, and no fines will be imposed. If the violation is not corrected by the date listed in the Notice of Violation, then a citation for the violation shall be issued ~~citation~~ for a ~~each~~ violation of this Chapter. The enforcement official must advise the alleged violator that the violation may be admitted or denied and, if admitted, is subject to payment of the fixed civil penalty listed in §36.08, and if denied a trial will be set.

~~(2)~~(3) Form of Citation. Citations must ~~be numbered and~~ contain the following information:

- (a) The date and time of issuance;
- (b) The specific ordinance violation for which the citation is issued;
- ~~(c)~~ The amount of the civil penalty fixed for that violation, per day;
- ~~(e)~~(d) A statement that fines begin the date of the citation and will continue to accumulate until the violation is corrected, even if the violation is denied;
- ~~(d)~~(e) The date and location of the violation;
- ~~(e)~~(f) The name and address of the person alleged to have committed the violation, if known or readily obtainable;
- ~~(f)~~(g) The signature of the enforcement official issuing the citation or the enforcement official's name; ~~(and badge number, if any) in computer generated form;~~ and
- ~~(g)~~(h) The duty of the alleged violator to appear at the Ordinance Violations Bureau Clerk.

~~(3)~~(4) Service of Citation. A citation ~~is shall be~~ served by the enforcement official upon the alleged violator. If the alleged violator is present, the citation must be delivered personally to the alleged violator. If the alleged violator is not present and the violation involves specific premises, it must be served on the owner or other person in possession of the premises either in person or by certified mail, return receipt requested, or by posting the citation on the front door.

(B) Duty to Appear. Any person receiving a citation must appear in person or by attorney at the Ordinance Violations Bureau, or other place approved by the violations clerk, to admit or deny the alleged violation within 30 days of the date the citation is issued as set forth in § 36.08. Payment of the civil penalty fixed under §36.08 within 30 days of the date the citation is issued fulfills the duty to appear in person or by attorney and is deemed an admission of the violation. If the violation is not corrected, however, the fines and penalties will continue to accumulate until the violation is corrected, beginning from the date of citation, pursuant to §157.99(C)(1). Failure to pay the citation and

correct the violation shall result in enforcement as set forth in §157.99(C)(2) and fines shall increase as set forth in §36.08.

(C) Enforcement of Citation.

(1) Each day a violation remains uncorrected shall constitute a separate violation, subject to the schedule set forth in §36.08 for each day. Fines and penalties assessed in the citation for violation shall continue to accumulate each day until the violation is corrected.

(2) If a person receiving a citation (1) admits the violation within thirty (30) days and pays the fine and penalties but fails to correct the violation, (2) denies the citation for violation and requests a trial, within thirty (30) days of the date of citation; (3) fails to admit or deny a violation within thirty (30) days of the date of citation for violation and fails to correct a violation and satisfy the total amount of fines and penalties assessed, then the matter shall be turned over to the City's law department for legal enforcement. If a violation remains uncorrected during the pendency of legal enforcement, fines shall continue to accumulate, per day, and increase as set forth in §36.08, until a judgment is entered.

(+)(3) If the violation remains uncorrected after a judgment is entered, the City may immediately issue a new citation for violation pursuant to §157.99(A) without issuing a Notice of Violation.

~~(B) Subsequent Violations. The penalties listed in §36.08 apply whenever the owner, occupant or operator commits an additional violation of the same provision within thirty (30) days.~~

Section 2. All other ordinances or provisions thereof not specifically changed in herein shall remain in full force and effect.

Section 3. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 4. This Ordinance is and shall be effective as of the date of passage and upon notice provided pursuant to Indiana law.

ALL OF WHICH IS SO ORDAINED BY THE COMMON COUNCIL OF FISHERS,
INDIANA 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, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, Corporation Counsel, 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



Council Action Form

MEETING DATE	August 18, 2025			
TITLE	A Request to Approve An Amendment to Section 157.99			
SUBMITTED BY	Name & Title: Lindsey Bennett, Corporation Counsel			
	Department: Law			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 081825		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	X Seeking award or other scenario & will provide contract at a later date		<input type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000		<input type="checkbox"/> Services	
	Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Capital Outlay	
			<input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
BACKGROUND (Includes description, background, and justification)	<p>The City recently amended its Chapter 157, Property Maintenance Code to update the language to reflect current practice, to add City departments responsible for enforcement, to separate provisions regarding residential structure and exterior property maintenance from non-residential structure and exterior property maintenance, to include vacant structure maintenance and to update and expand language regarding expectations for each as well as include additional remedies available to the City for violations.</p> <p>Since its amendment, additional changes to Indiana law have been made that impact the City's enforcement of ordinances and fining structure and so the City desires to further specify its violations section with regard to process of citations, its fining structure and enforcement.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Reject
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approving the recommendations.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 081825

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
SECTION 157.99 OF THE FISHERS CODE OF ORDINANCES (PROPERTY
MAINTENANCE CODE)**

WHEREAS, Ind. Code § 36-8-2-4 provides the City of Fishers (“City”) with the power to regulate conduct endangering the public health, safety, and welfare; and

WHEREAS, the City recently amended its Property Maintenance Code, Chapter 157 of the Fishers Code of Ordinances, but desires to further amend Section 157.99, Violations, of the Property Maintenance Code, to reflect recent Indiana law updates.

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

Section 1. Section 157.99 of the Fishers Code of Ordinances shall be amended as set forth herein with additions in blue and deletions in ~~red strikethrough~~:

§ 157.99 VIOLATIONS.

The City’s exercise of options specified in this section are not prerequisites for taking any other action against an alleged violator, nor do they prohibit the City from taking any further action.

(A) Notices of Violations; Citations for Violations

(1) *Notice of Violation.* An enforcement official from the City’s Code Enforcement, Planning & Zoning or Health Department or Zoning Administrator may issue a notice of violation to a person in violation of any section of this Chapter. The Notice of Violation shall state:

- (a) The enforcement official issuing the Notice of Violation.
- (b) The date and time of the violation.
- (c) The section or subsection number of Chapter 157 that has been violated. Each separate section or subsection is considered a separate offence and subject to a separate time of correction and fines.
- (d) The corrective action needed in order to come into compliance with Chapter 157.
- (e) The specific date that the violation should be corrected in order to avoid fines and penalties. The date of correction should be at least ten days but no more than sixty days from the date of the Notice of Violation. Separate violations may have their own time of correction.
- (f) The date of the next inspection by the enforcement official to avoid a citation for violation.

(2) *Citation for Violation.* If the violation has been corrected by the date listed in the Notice of Violation, no further action will be taken, and no fines will be imposed. If the violation is not corrected by the date listed in the Notice of Violation, then a citation for the violation shall be issued for each violation of this Chapter. The enforcement official must advise the alleged violator that the violation may be admitted or denied and, if admitted, is subject to payment of the fixed civil penalty listed in §36.08, and if denied a trial will be set.

(3) *Form of Citation.* Citations must contain the following information:

- (a) The date and time of issuance;
- (b) The specific ordinance violation for which the citation is issued;
- (c) The amount of the civil penalty fixed for that violation, per day;
- (d) A statement that fines begin the date of the citation and will continue to accumulate until the violation is corrected, even if the violation is denied;
- (e) The date and location of the violation;
- (f) The name and address of the person alleged to have committed the violation, if known or readily obtainable;
- (g) The signature of the enforcement official issuing the citation or the enforcement official's name; and
- (h) The duty of the alleged violator to appear at the Ordinance Violations Bureau Clerk.

(4) *Service of Citation.* A citation shall be served by the enforcement official upon the alleged violator. If the alleged violator is present, the citation must be delivered personally to the alleged violator. If the alleged violator is not present and the violation involves specific premises, it must be served on the owner or other person in possession of the premises either in person or by certified mail, return receipt requested, or by posting the citation on the front door.

(B) *Duty to Appear.* Any person receiving a citation must appear in person or by attorney at the Ordinance Violations Bureau, or other place approved by the violations clerk, to admit or deny the alleged violation within 30 days of the date the citation is issued as set forth in § 36.08. Payment of the civil penalty fixed under §36.08 within 30 days of the date the citation is issued fulfills the duty to appear in person or by attorney and is deemed an admission of the violation. If the violation is not corrected, however, the fines and penalties will continue to accumulate until the violation is corrected, beginning from the date of citation, pursuant to §157.99(C)(1). Failure to pay the citation and correct the violation shall result in enforcement as set forth in §157.99(C)(2) and fines shall increase as set forth in §36.08.

(C) *Enforcement of Citation.*

- (1) Each day a violation remains uncorrected shall constitute a separate violation, subject to the schedule set forth in §36.08 for each day. Fines and penalties assessed in the citation for violation shall continue to accumulate each day until the violation is corrected.
- (2) If a person receiving a citation (1) admits the violation within thirty (30) days and pays the fine and penalties but fails to correct the violation, (2) denies the citation for violation and requests a trial, within thirty (30) days of the date of citation; (3) fails to admit or deny a violation within thirty (30) days of the date of citation for violation and fails to correct a violation and satisfy the total amount of fines and penalties assessed, then the matter shall be turned over to the City's law department for legal enforcement. If a violation remains uncorrected during the pendency of legal enforcement, fines shall continue to accumulate, per day, and increase as set forth in §36.08, until a judgment is entered.
- (3) If the violation remains uncorrected after a judgment is entered, the City may immediately issue a new citation for violation pursuant to §157.99(A) without issuing a Notice of Violation.

Section 2. All other ordinances or provisions thereof not specifically changed in herein shall remain in full force and effect.

Section 3. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 4. This Ordinance is and shall be effective as of the date of passage and upon notice provided pursuant to Indiana law.

ALL OF WHICH IS SO ORDAINED BY THE COMMON COUNCIL OF FISHERS,
INDIANA THIS 18TH DAY OF AUGUST 2025.

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

YAY

NAY

ABSTAIN







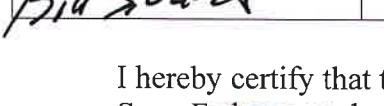

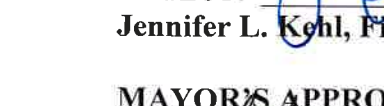
ALL OF WHICH IS RESOLVED by the City Council for the City of Fishers, Hamilton County, Indiana this 18thth day of August 2025.

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

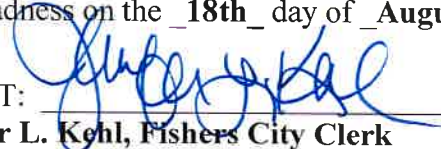
081825

NAY

ABSTAIN

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 18th day of August 2025 at _____ p.m.

ATTEST: 
Jennifer L. Kohl, Fishers City Clerk



MAYOR'S APPROVAL



Scott A. Fadness, Mayor

August 18, 2025

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. 081825

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
SECTION 157.99 OF THE FISHERS CODE OF ORDINANCES (PROPERTY
MAINTENANCE CODE)**

WHEREAS, Ind. Code § 36-8-2-4 provides the City of Fishers (“City”) with the power to regulate conduct endangering the public health, safety, and welfare; and

WHEREAS, the City recently amended its Property Maintenance Code, Chapter 157 of the Fishers Code of Ordinances, but desires to further amend Section 157.99, Violations, of the Property Maintenance Code, to reflect recent Indiana law updates.

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

Section 1. Section 157.99 of the Fishers Code of Ordinances shall be amended as set forth herein with additions in blue and deletions in ~~red strikethrough~~:

§ 157.99 VIOLATIONS.

The City’s exercise of options specified in this section are not prerequisites for taking any other action against an alleged violator, nor do they prohibit the City from taking any further action.

(A) Notices of Violations; Citations for Violations

(1) ~~Notice to Alleged Violator of Violation~~. An enforcement official from the City’s Code Enforcement, Planning & Zoning or Health Department or Zoning Administrator may issue a notice of violation to a person in violation of any section of this Chapter. The Notice of Violation shall state:

- (a) The enforcement official issuing the Notice of Violation.
- (b) The date and time of the violation.
- (c) The section or subsection number of Chapter 157 that has been violated. Each separate section or subsection is considered a separate offence and subject to a separate time of correction and fines.
- (d) The corrective action needed in order to come into compliance with Chapter 157.
- (e) The specific date that the violation should be corrected in order to avoid fines and penalties. The date of correction should be at least ten days but no more than sixty days from the date of the Notice of Violation. Separate violations may have their own time of correction.
- (f) The date of the next inspection by the enforcement official to avoid a citation for violation.

~~(1)~~(2) Citation for Violation. If the violation has been corrected by the date listed in the Notice of Violation, no further action will be taken, and no fines will be imposed. If the violation is not corrected by the date listed in the Notice of Violation, then a citation for the violation shall be issued ~~citation~~ for a ~~each~~ violation of this Chapter. The enforcement official must advise the alleged violator that the violation may be admitted or denied and, if admitted, is subject to payment of the fixed civil penalty listed in §36.08, and if denied a trial will be set.

~~(2)~~(3) Form of Citation. Citations must ~~be numbered and~~ contain the following information:

- (a) The date and time of issuance;
- (b) The specific ordinance violation for which the citation is issued;
- ~~(c)~~ The amount of the civil penalty fixed for that violation, per day;
- ~~(e)~~(d) A statement that fines begin the date of the citation and will continue to accumulate until the violation is corrected, even if the violation is denied;
- ~~(d)~~(e) The date and location of the violation;
- ~~(e)~~(f) The name and address of the person alleged to have committed the violation, if known or readily obtainable;
- ~~(f)~~(g) The signature of the enforcement official issuing the citation or the enforcement official's name; ~~(and badge number, if any) in computer generated form;~~ and
- ~~(g)~~(h) The duty of the alleged violator to appear at the Ordinance Violations Bureau Clerk.

~~(3)~~(4) Service of Citation. A citation ~~is shall be~~ served by the enforcement official upon the alleged violator. If the alleged violator is present, the citation must be delivered personally to the alleged violator. If the alleged violator is not present and the violation involves specific premises, it must be served on the owner or other person in possession of the premises either in person or by certified mail, return receipt requested, or by posting the citation on the front door.

(B) Duty to Appear. Any person receiving a citation must appear in person or by attorney at the Ordinance Violations Bureau, or other place approved by the violations clerk, to admit or deny the alleged violation within 30 days of the date the citation is issued as set forth in § 36.08. Payment of the civil penalty fixed under §36.08 within 30 days of the date the citation is issued fulfills the duty to appear in person or by attorney and is deemed an admission of the violation. If the violation is not corrected, however, the fines and penalties will continue to accumulate until the violation is corrected, beginning from the date of citation, pursuant to §157.99(C)(1). Failure to pay the citation and

correct the violation shall result in enforcement as set forth in §157.99(C)(2) and fines shall increase as set forth in §36.08.

(C) Enforcement of Citation.

(1) Each day a violation remains uncorrected shall constitute a separate violation, subject to the schedule set forth in §36.08 for each day. Fines and penalties assessed in the citation for violation shall continue to accumulate each day until the violation is corrected.

(2) If a person receiving a citation (1) admits the violation within thirty (30) days and pays the fine and penalties but fails to correct the violation, (2) denies the citation for violation and requests a trial, within thirty (30) days of the date of citation; (3) fails to admit or deny a violation within thirty (30) days of the date of citation for violation and fails to correct a violation and satisfy the total amount of fines and penalties assessed, then the matter shall be turned over to the City's law department for legal enforcement. If a violation remains uncorrected during the pendency of legal enforcement, fines shall continue to accumulate, per day, and increase as set forth in §36.08, until a judgment is entered.

(+)(3) If the violation remains uncorrected after a judgment is entered, the City may immediately issue a new citation for violation pursuant to §157.99(A) without issuing a Notice of Violation.

~~(B) Subsequent Violations. The penalties listed in §36.08 apply whenever the owner, occupant or operator commits an additional violation of the same provision within thirty (30) days.~~

Section 2. All other ordinances or provisions thereof not specifically changed in herein shall remain in full force and effect.

Section 3. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 4. This Ordinance is and shall be effective as of the date of passage and upon notice provided pursuant to Indiana law.

ALL OF WHICH IS SO ORDAINED BY THE COMMON COUNCIL OF FISHERS,
INDIANA THIS 18TH DAY OF AUGUST 2025.



Council Action Form

MEETING DATE	August 18, 2025		
TITLE	A Request to Approve An Amendment to Section 157.99		
SUBMITTED BY	Name & Title: Lindsey Bennett, Corporation Counsel		
	Department: Law		
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special
	<input type="checkbox"/> Executive		<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution
ORDINANCE/RESOLUTION <small>(New ordinances or resolutions are assigned a new number)</small>	<input checked="" type="checkbox"/> 1 st Reading	<input checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing
			<input checked="" type="checkbox"/> 3 rd Reading <input type="checkbox"/> Final Reading
	Ordinance #: 081825		Resolution #:
CONTRACTS <small>(Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)</small>	<input type="checkbox"/> Contract required for this item	<input type="checkbox"/> Signed copy of contract attached	
	<input checked="" type="checkbox"/> Seeking award or other scenario & will provide contract at a later date	<input type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.	<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY <small>(Some documents need recorded by the City Clerk)</small>	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
BACKGROUND (Includes description, background, and justification)	<p>The City recently amended its Chapter 157, Property Maintenance Code to update the language to reflect current practice, to add City departments responsible for enforcement, to separate provisions regarding residential structure and exterior property maintenance from non-residential structure and exterior property maintenance, to include vacant structure maintenance and to update and expand language regarding expectations for each as well as include additional remedies available to the City for violations.</p> <p>Since its amendment, additional changes to Indiana law have been made that impact the City's enforcement of ordinances and fining structure and so the City desires to further specify its violations section with regard to process of citations, its fining structure and enforcement.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	
	Source of Funds:	
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve
	2.	Reject
	3.	
	4.	
PROJECT TIMELINE		
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approving the recommendations.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

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 August 6, 2025 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 August 6, 2025 meeting sent a favorable recommendation to the Fishers City Council by a vote of 7 in favor and 0 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; and
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

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 18th day of August 2025, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

August 18, 2025
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

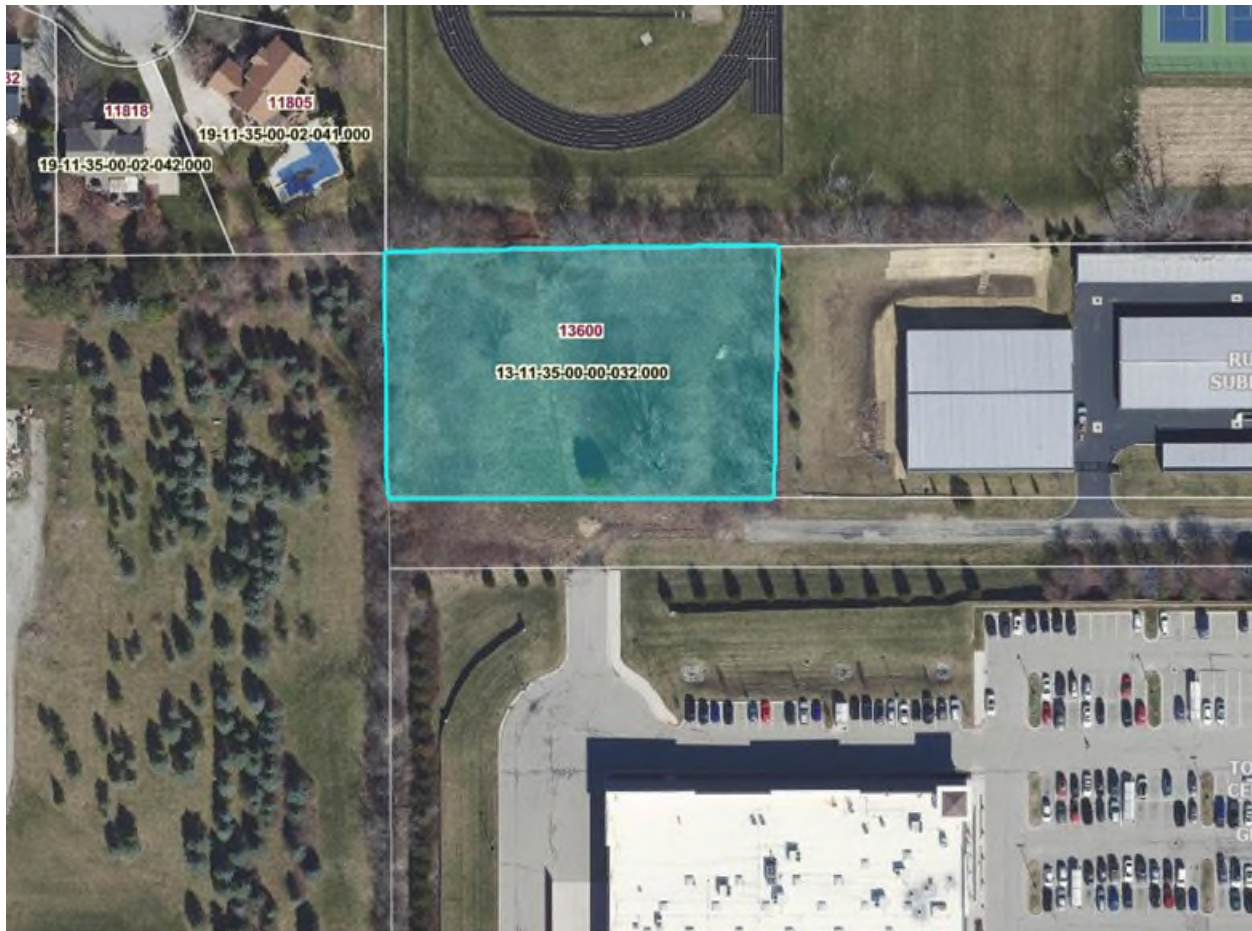
EXHIBIT A

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.

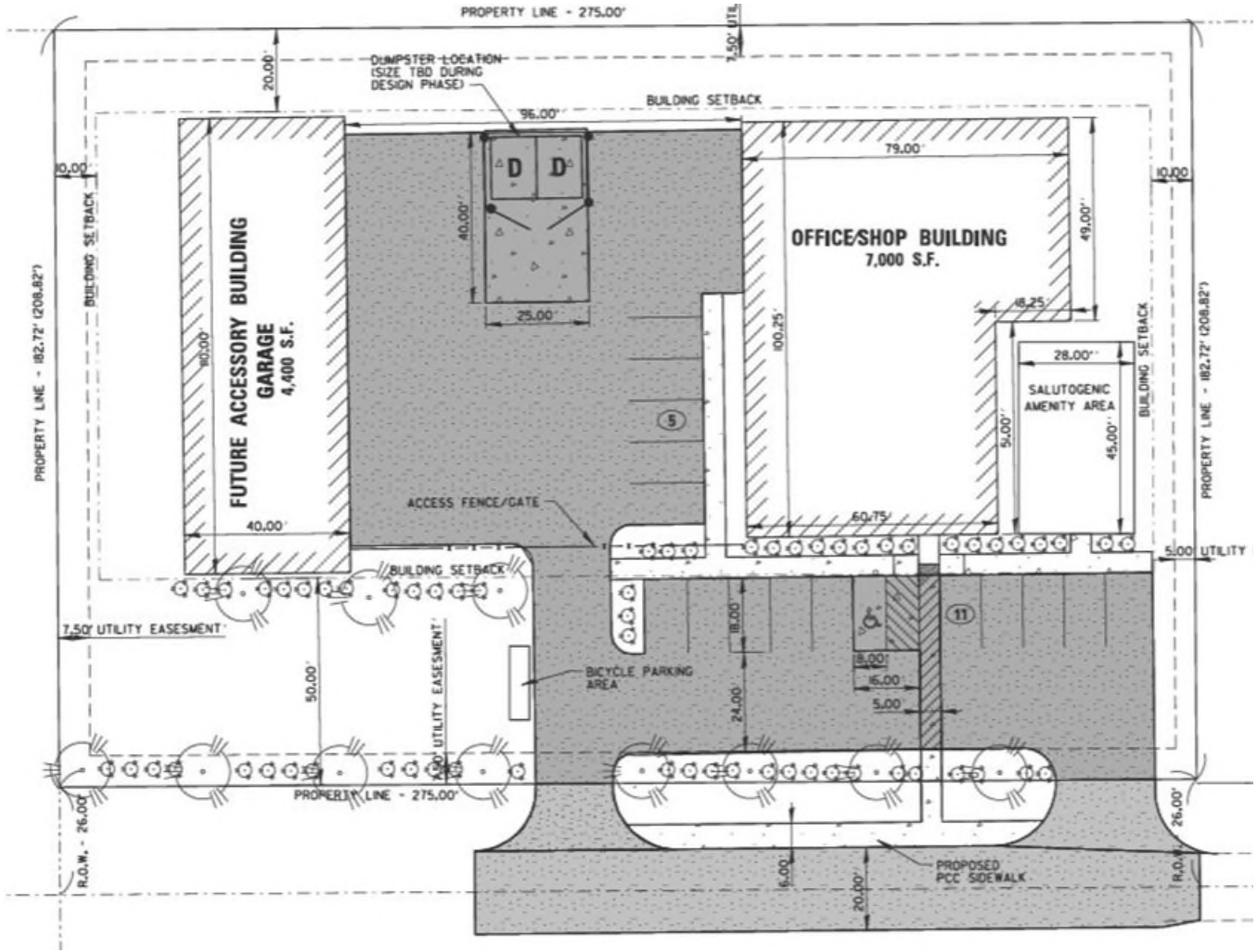
13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000

EXHIBIT B
Location Map

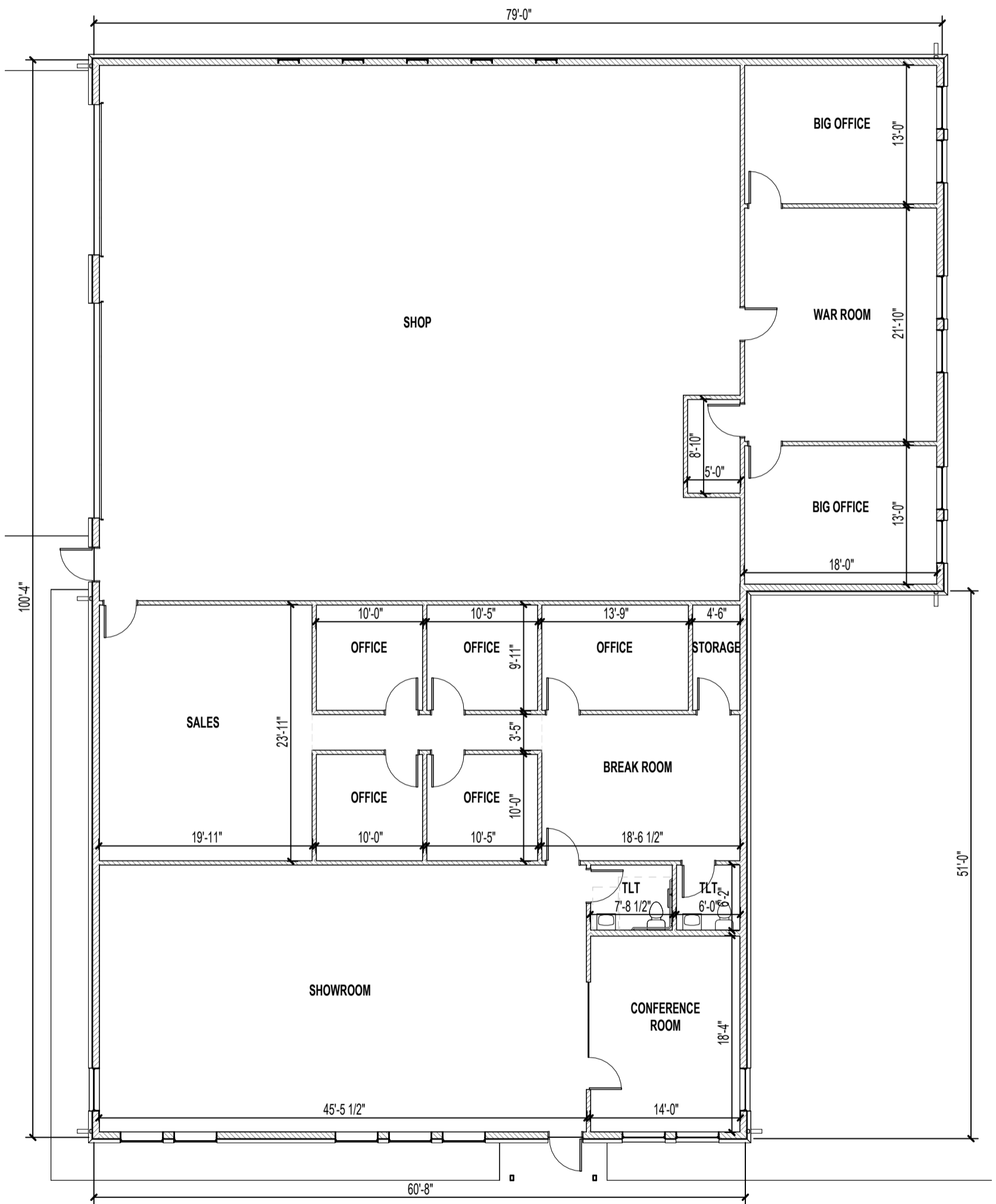


13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000

EXHIBIT C
Concept Plan



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



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR PLAN
WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505

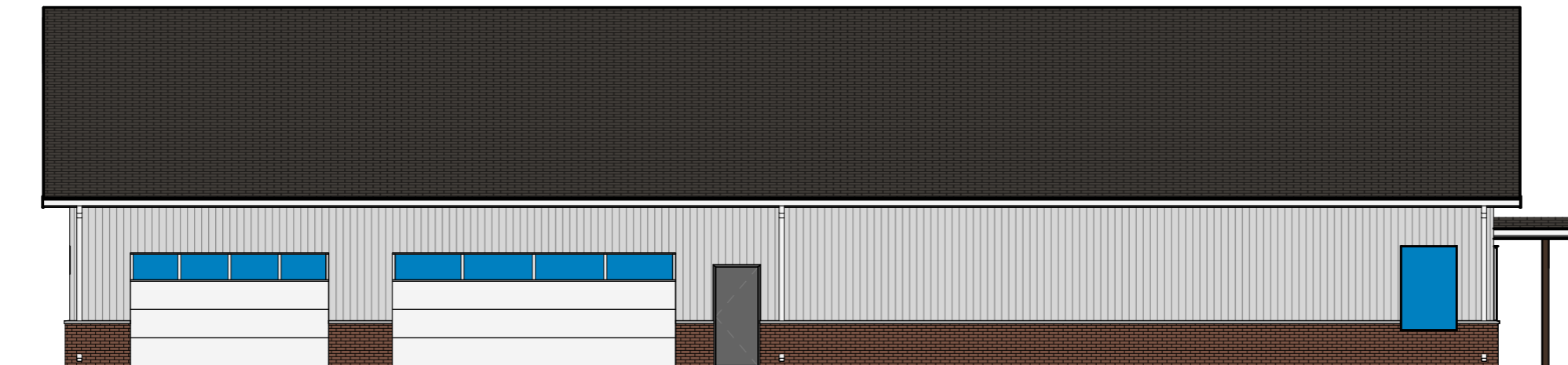




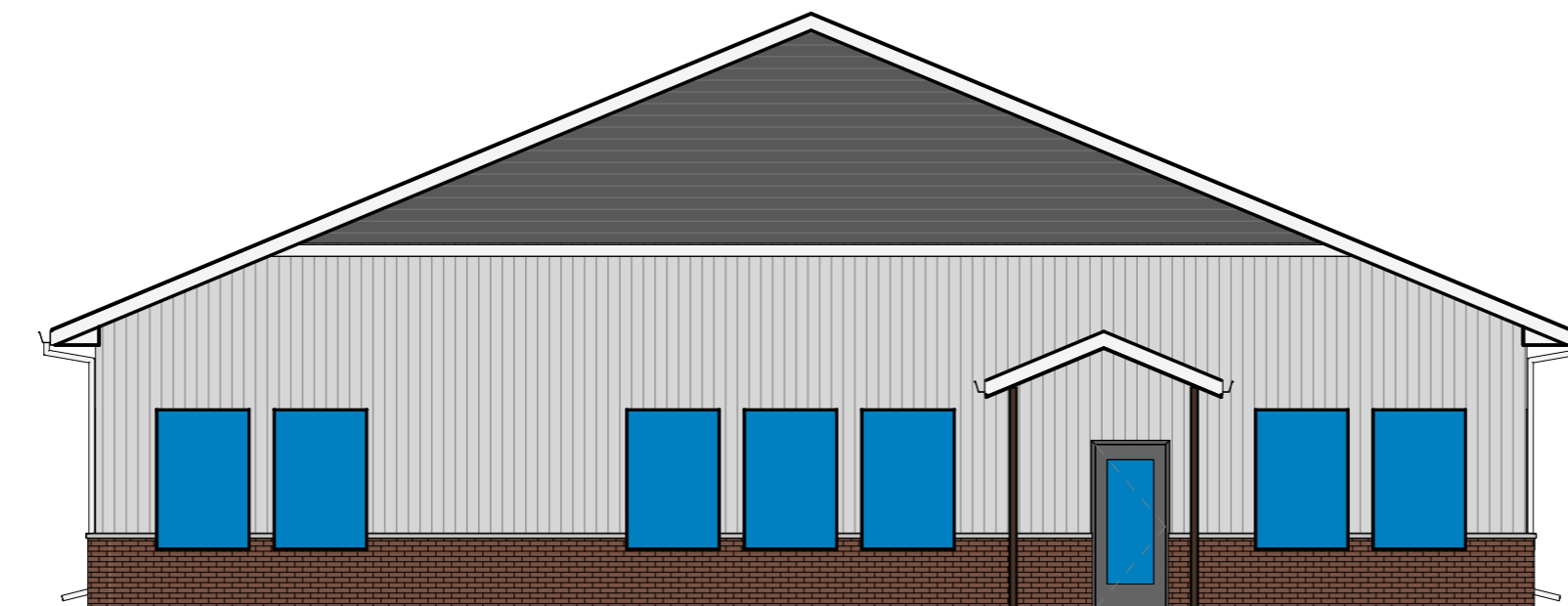
WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505





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

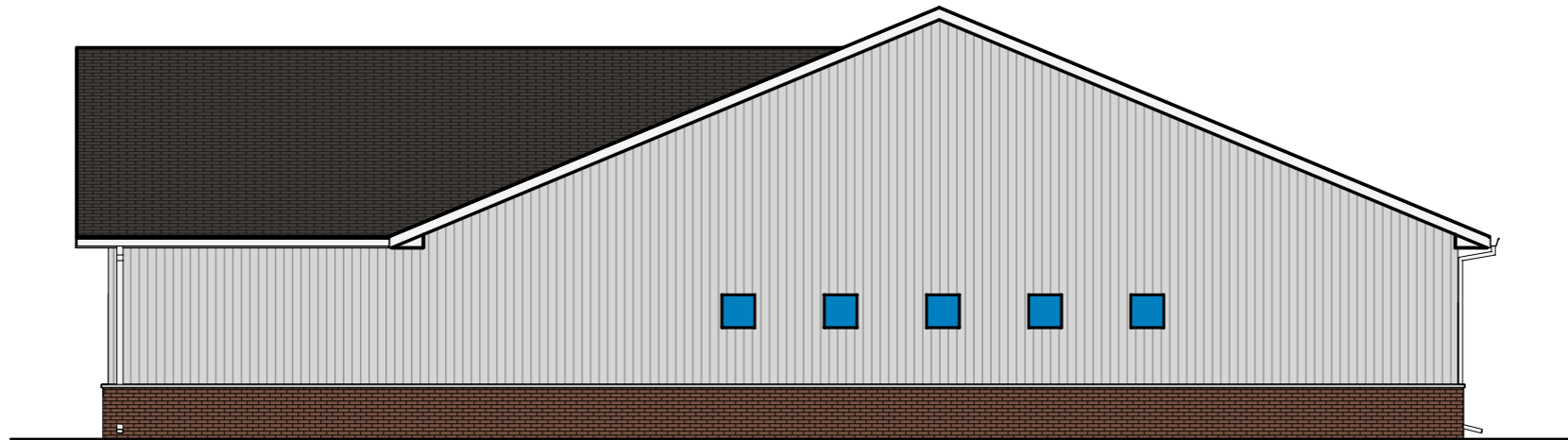


1 SOUTH
ELEVATION
SCALE: 1/8" = 1'-0"

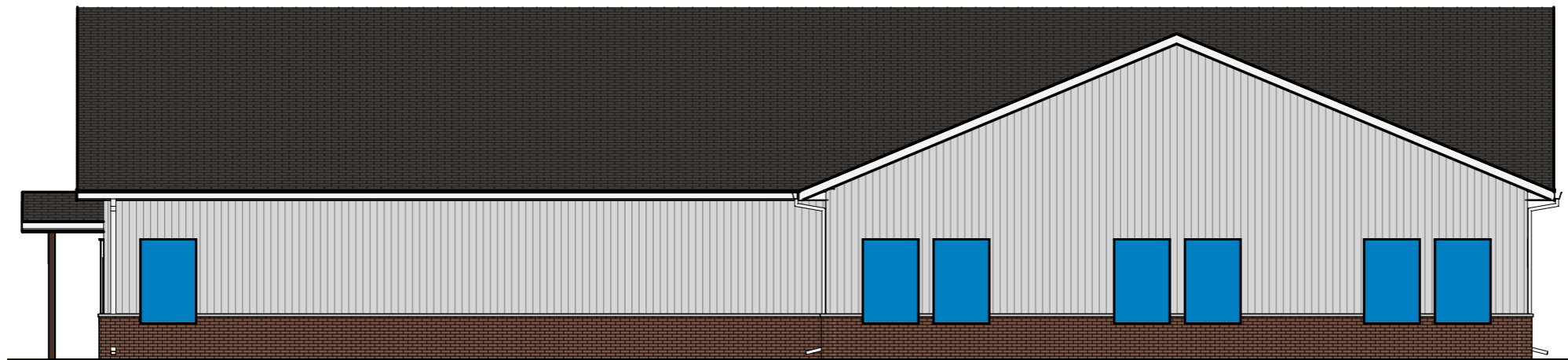
WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505





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



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

WEATHERTIGHT ROOFING

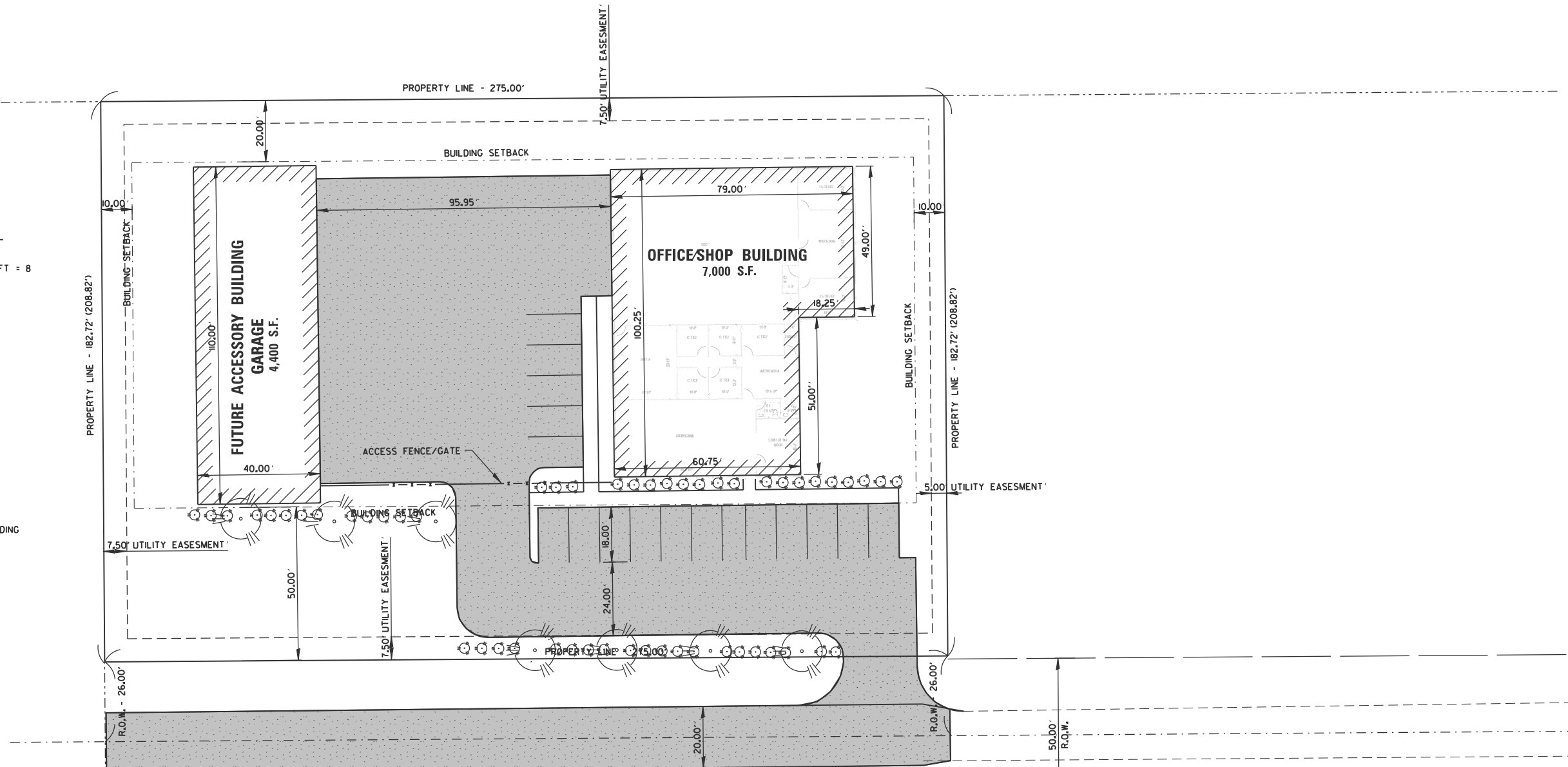
13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505



PARKING
 S.F. SHOP/OFFICE = 7,000 S.F.
 OFFICE - CONSTRUCTION TRADE
 PARKING REQUIRED 1 PER EMPLOYEE OF LARGEST SHIFT = 8
 TOTAL PARKING REQUIRED = 8
 PARKING AVAILABLE = 16
 HANDICAPPED SPACES = 1

LANDSCAPING
 CONTRACTOR SHALL PROVIDE
 LANDSCAPING, PLAN MEETING
 ALL CITY REQUIREMENTS.
 PRIOR TO CONSTRUCTION, PLAN
 MUST BE APPROVED BY THE
 OWNER AND CITY OF FISHERS

ZONING
 EXISTING ZONING: R-2
 REQUESTED REZONING: C-1
 NOTE - STAFF TO APPROVE ACCESSORY BUILDING
 IN A FUTURE SUBMITTAL.



GENERAL NOTES

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS. ALL SEWER AND WATER SERVICES SHALL BE CONSTRUCTED PER LOCAL, STATE, AND FEDERAL STANDARDS.
- BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "J.U.L.I.E." AT 800-892-0123 FOR FIELD LOCATIONS OF EXISTING UTILITIES
- THE CONTRACTOR SHALL NOT OPEN OR SHUT ANY WATER VALVES OR FIRE HYDRANTS. IF WATER IS NEEDED DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CONTACT THE CITY OF FISHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF OWNER. SUCH WORK WILL BE AT THE CONTRACTORS EXPENSE.
- TRENCH BACKFILL (FA-6 OR APPROVED ON-SITE MATERIAL) SHALL BE PLACED IN ALL TRENCHES WITHIN 2' OF THE BACK OF CURB AND SHALL BE COMPACTED TO 95 PERCENT OF STANDARD PROCTOR.

- PRIOR TO PLACEMENT OF ANY AGGREGATE BASES, THE SUBGRADE SHALL BE PROCTOR ROLLED IN THE PRESENCE OF THE ENGINEER OR THE OWNERS REPRESENTATIVE WITH A TRUCK HAVING A MINIMUM WEIGHT OF 15 TONS.
- THE PAVEMENT ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES UNLESS OTHERWISE INDICATED.
- ALL EXPOSED SUBGRADE SHALL BE ALLOWED TO FREELY DRAIN OR SHALL BE COVERED. UNSUITABLE SUBGRADE RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THE SUBGRADE SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- STORM STRUCTURE OFFSETS AS SHOWN ON THE PLANS ARE GIVEN TO THE FOLLOWING POINTS: (A) FOR STRUCTURES FALLING IN THE CURB LINE - TO THE BACK OF CURB; (B) FOR ALL OTHER STRUCTURES - TO THE CENTER OF THE STRUCTURE.
- DURING CONSTRUCTION OPERATIONS, WHENEVER ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINES OF DRAINAGE STRUCTURES SUCH THAT THE NATURAL FLOW OF WATER IS OBSTRUCTED, IT SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION ALL DRAINAGE AND UTILITY STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING IN THE FIELD PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION.

UTILITY SERVICE NOTE

NO NEW UTILITY SERVICE
 WILL BE CONSTRUCTED

SITE PLAN & UTILITY PLAN

SCALE: 1" = 20'

UTILITY COMPANIES

SANITARY SEWER:
 CITY OF FISHERS
 3 MUNICIPAL DRIVE
 FISHERS, IN 46038
 (317) 595-3111

GAS:
 CENTERPOINT ENERGY
 16000 ALLISONVILLE ROAD
 NOBLESVILLE, IN 46061
 (317) 776-5590
 ATTN: CHAD MILLER

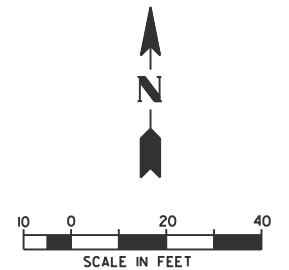
ELECTRIC:
 DUKE ENERGY
 100 SOUTH MILL CREEK ROAD
 NOBLESVILLE, IN 46060
 (765) 570-3366
 ATTN: REECE HEILERS

WATER:
 CITIZENS ENERGY GROUP
 2150 DR. MARTIN LUTHER KING JR. ST.
 INDIANAPOLIS, IN 46202
 (317) 927-4377

TELEPHONE:
 AT&T (PHONE/INTERNET)
 240 N. MERIDIAN STREET
 INDIANAPOLIS, IN 46202
 (317) 610-5472
 ATTN: JASON HILL

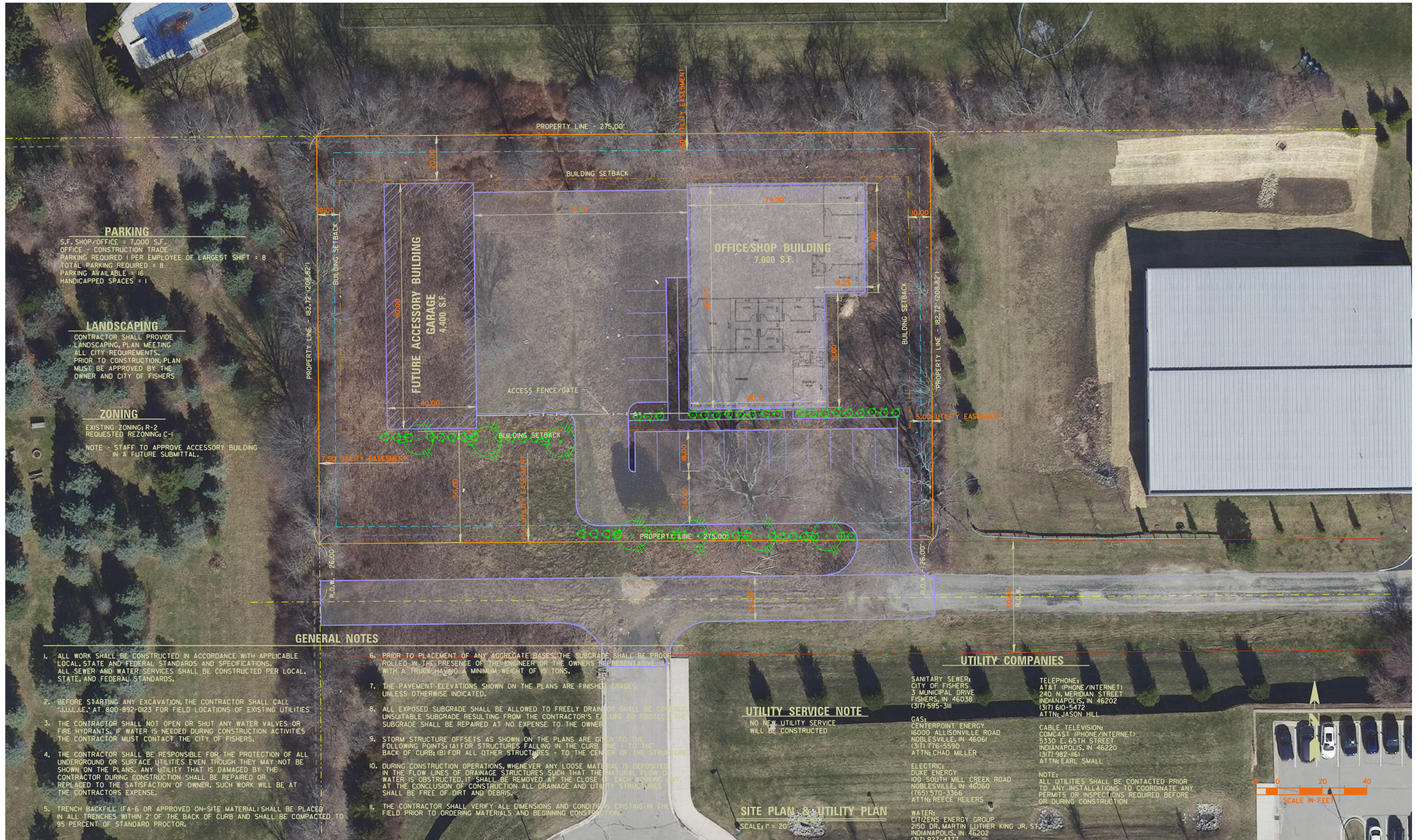
CABLE TELEVISION:
 COMCAST (PHONE/INTERNET)
 5330 E. 65TH STREET
 INDIANAPOLIS, IN 46220
 (317) 982-1161
 ATTN: EARL SMALL

NOTE:
 ALL UTILITIES SHALL BE CONTACTED PRIOR
 TO ANY INSTALLATIONS TO COORDINATE ANY
 PERMITS OR INSPECTIONS REQUIRED BEFORE
 OR DURING CONSTRUCTION



NO.	DATE	NATURE OF REVISION	CHKD.

DSGN.	WFS
DWN.	WFS
CHKD.	SC
SCALE:	
DATE:	5/6/2025



PARKING
 S.F. SHOP/OFFICE = 7,000 S.F.
 OFFICE - CONSTRUCTION TRADE
 PARKING REQUIRED 1 PER EMPLOYEE OF LARGEST SHIFT = 8
 TOTAL PARKING REQUIRED = 8
 PARKING AVAILABLE = 16
 HANDICAPPED SPACES = 1

LANDSCAPING
 CONTRACTOR SHALL PROVIDE
 LANDSCAPING, PLAN MEETING
 ALL CITY REQUIREMENTS.
 PRIOR TO CONSTRUCTION, PLAN
 MUST BE APPROVED BY THE
 OWNER AND CITY OF FISHERS

ZONING
 EXISTING ZONING: R-2
 REQUESTED REZONING: C-1
 NOTE - STAFF TO APPROVE ACCESSORY BUILDING
 IN A FUTURE SUBMITTAL.

GENERAL NOTES

- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS. ALL SEWER AND WATER SERVICES SHALL BE CONSTRUCTED PER LOCAL, STATE, AND FEDERAL STANDARDS.
- BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "J.U.L.I.E." AT 800-892-0123 FOR FIELD LOCATIONS OF EXISTING UTILITIES
- THE CONTRACTOR SHALL NOT OPEN OR SHUT ANY WATER VALVES OR FIRE HYDRANTS, IF WATER IS NEEDED DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CONTACT THE CITY OF FISHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF OWNER, SUCH WORK WILL BE AT THE CONTRACTORS EXPENSE.
- TRENCH BACKFILL (FA-6 OR APPROVED ON-SITE MATERIAL) SHALL BE PLACED IN ALL TRENCHES WITHIN 2' OF THE BACK OF CURB AND SHALL BE COMPACTED TO 95 PERCENT OF STANDARD PROCTOR.
- PRIOR TO PLACEMENT OF ANY AGGREGATE BASES, THE SUBGRADE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE ENGINEER OR THE OWNERS REPRESENTATIVE WITH A TRUCK HAVING A MINIMUM WEIGHT OF 15 TONS.
- THE PAVEMENT ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES UNLESS OTHERWISE INDICATED.
- ALL EXPOSED SUBGRADE SHALL BE ALLOWED TO FREELY DRAIN OR SHALL BE COVERED. UNSUITABLE SUBGRADE RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THE SUBGRADE SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- STORM STRUCTURE OFFSETS AS SHOWN ON THE PLANS ARE GIVEN TO THE FOLLOWING POINTS: (A) FOR STRUCTURES FALLING IN THE CURB LINE - TO THE BACK OF CURB; (B) FOR ALL OTHER STRUCTURES - TO THE CENTER OF THE STRUCTURE.
- DURING CONSTRUCTION OPERATIONS, WHENEVER ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINES OF DRAINAGE STRUCTURES SUCH THAT THE NATURAL FLOW OF WATER IS OBSTRUCTED, IT SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION ALL DRAINAGE AND UTILITY STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING IN THE FIELD PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION.

UTILITY SERVICE NOTE

NO NEW UTILITY SERVICE
 WILL BE CONSTRUCTED

UTILITY COMPANIES

SANITARY SEWER:
 CITY OF FISHERS
 3 MUNICIPAL DRIVE
 FISHERS, IN 46038
 (317) 595-3111

GAS:
 CENTERPOINT ENERGY
 16000 ALLISONVILLE ROAD
 NOBLESVILLE, IN 46060
 (317) 776-5590
 ATTN: CHAD MILLER

ELECTRIC:
 DUKE ENERGY
 100 SOUTH MILL CREEK ROAD
 NOBLESVILLE, IN 46060
 (765) 570-3366
 ATTN: REECE HEILERS

WATER:
 CITIZENS ENERGY GROUP
 2150 DR. MARTIN LUTHER KING JR. ST.
 INDIANAPOLIS, IN 46202
 (317) 927-4377

TELEPHONE:
 AT&T (PHONE/INTERNET)
 240 N. MERIDIAN STREET
 INDIANAPOLIS, IN 46202
 (317) 610-5472
 ATTN: JASON HILL

CABLE TELEVISION:
 COMCAST (PHONE/INTERNET)
 5330 E. 65TH STREET
 INDIANAPOLIS, IN 46220
 (317) 982-1161
 ATTN: EARL SMALL

NOTE:
 ALL UTILITIES SHALL BE CONTACTED PRIOR
 TO ANY INSTALLATIONS TO COORDINATE ANY
 PERMITS OR INSPECTIONS REQUIRED BEFORE
 OR DURING CONSTRUCTION

SITE PLAN & UTILITY PLAN

SCALE: 1" = 20'



NO.	DATE	NATURE OF REVISION	CHKD.



Council Action Form

MEETING DATE	August 18, 2025		
TITLE	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 St. (RZ-25-5)		
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning		
	Department:		
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special
	<input type="checkbox"/> Executive		<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution
ORDINANCE/RESOLUTION <small>(New ordinances or resolutions are assigned a new number)</small>	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing
			<input type="checkbox"/> 3 rd Reading
	Ordinance #: 061625B		Resolution #:
CONTRACTS <small>(Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)</small>	<input type="checkbox"/> Contract required for this item	<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date	<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.	<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY <small>(Some documents need recorded by the City Clerk)</small>	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office <input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>Consideration of a rezone of 1.13 acres from R2 Residential to C1 Commerical with conditions for the Weathertight Roofing property located at 13600 E. 118th St.</p> <p>The conditions are as follows:</p> <ol style="list-style-type: none"> 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; and 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. <p>Developer will be required to extend E 118th Street to their western most driveway. When the City of Fishers rebuilds E 118th Street they will connect to the existing Kroger grocery access drive.</p> <p>Plan Commission has conducted a public hearing on August 6, 2025 Plan and sends a favorable recommendation to the Fishers City Council by a vote of 7 in favor and 0 opposed.</p> <p>See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	<p>June 16, 2025 - 1st Reading - City Council August 2, 2025 - Public Hearing - Plan Commission August 18, 2025 - Proposed Final Reading - City Council</p>	

STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold final Reading approve the rezone with included conditions.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance 2. Petitioner Packet

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 August 6, 2025 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 August 6, 2025 meeting sent a favorable recommendation to the Fishers City Council by a vote of 7 in favor and 0 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; and
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.

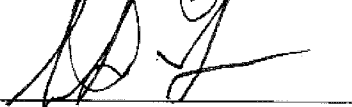
**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY	NAY	ABSTAIN
✓		
✓		
✓		
✓		
✓		
✓		
✓		
✓		
✓		
✓		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of August 2025, at _____ p.m.

ATTEST: 
Jennifer L. Keel, City Clerk

MAYOR'S APPROVAL



Scott A. Fadness, Mayor

August 18, 2025
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.

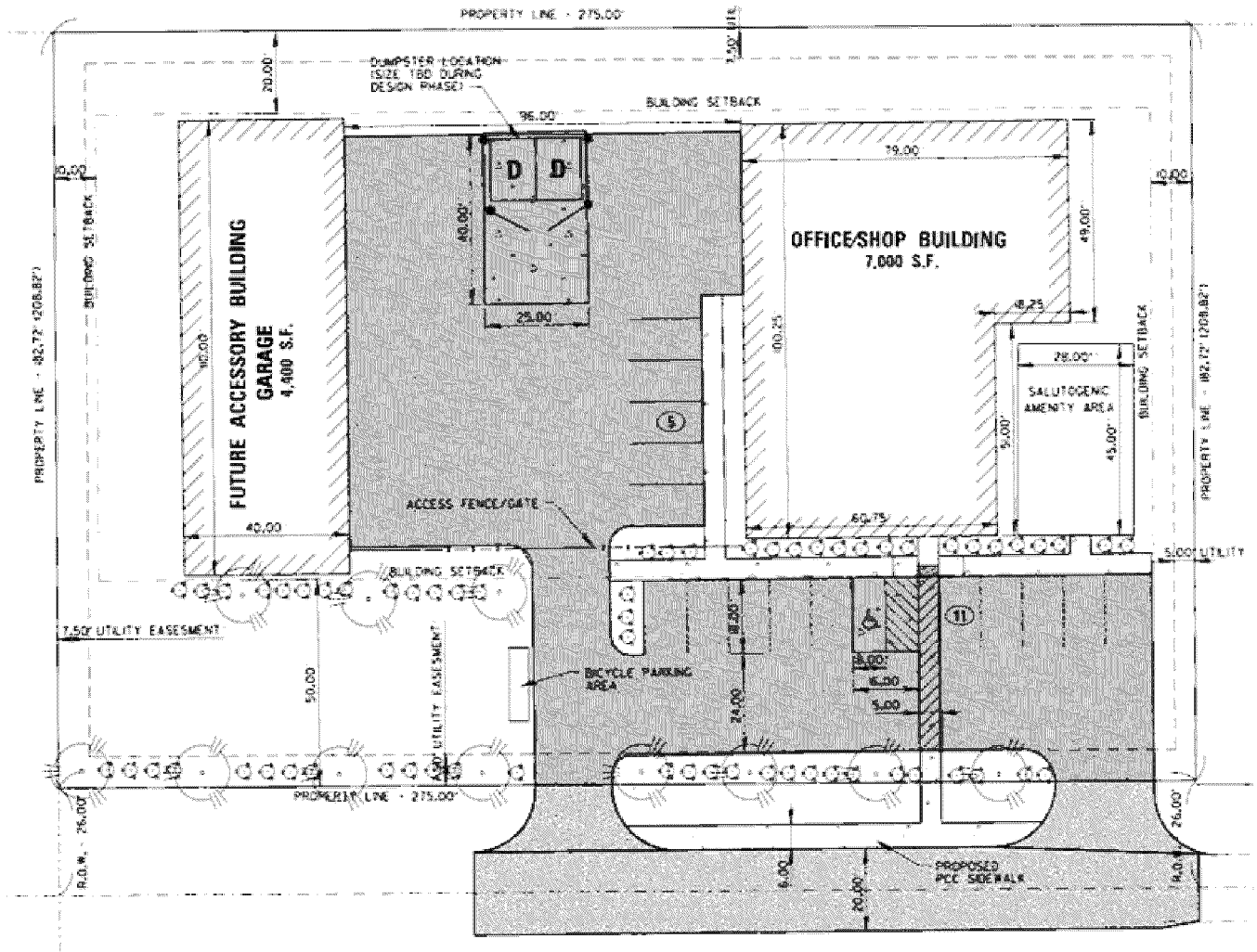
13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000

EXHIBIT B
Location Map

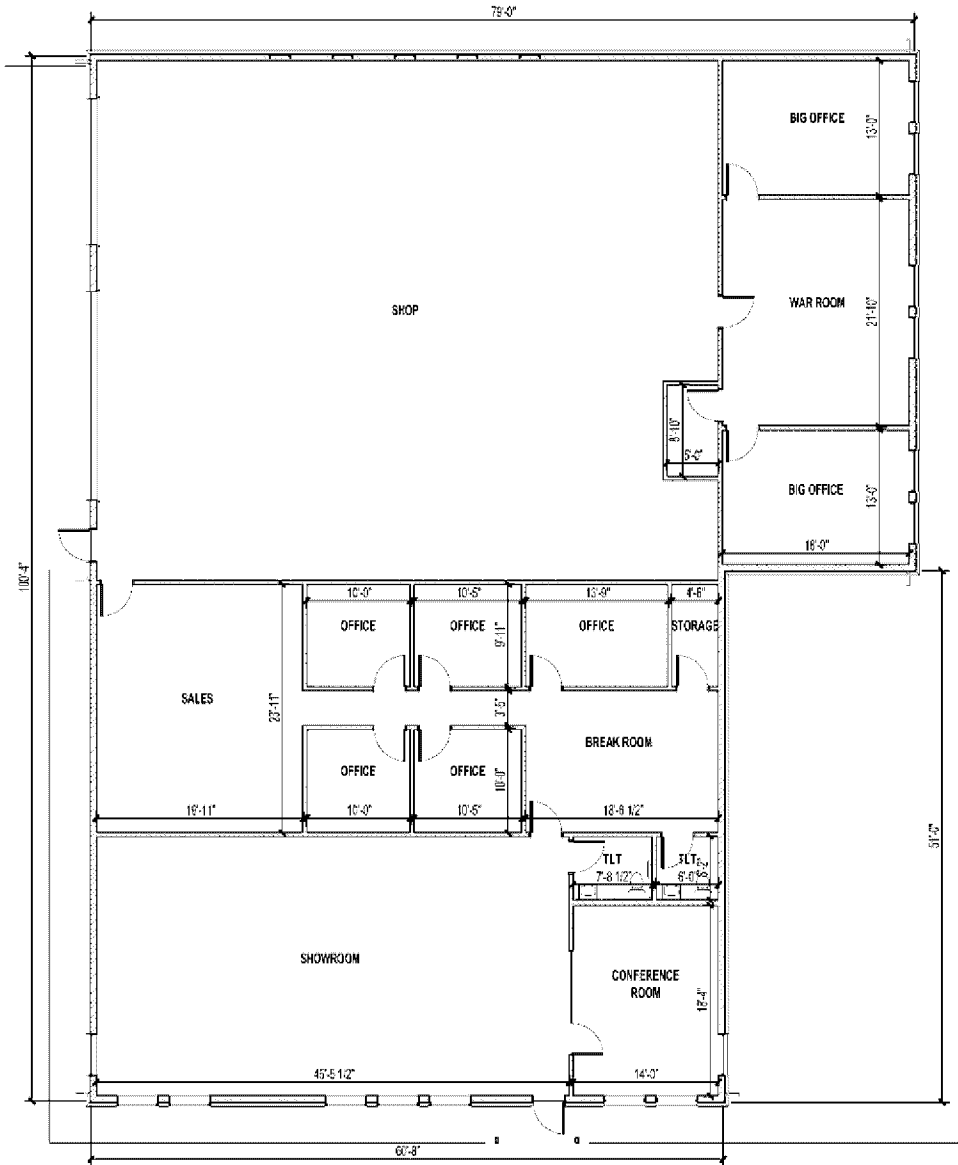


13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000

EXHIBIT C
Concept Plan



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

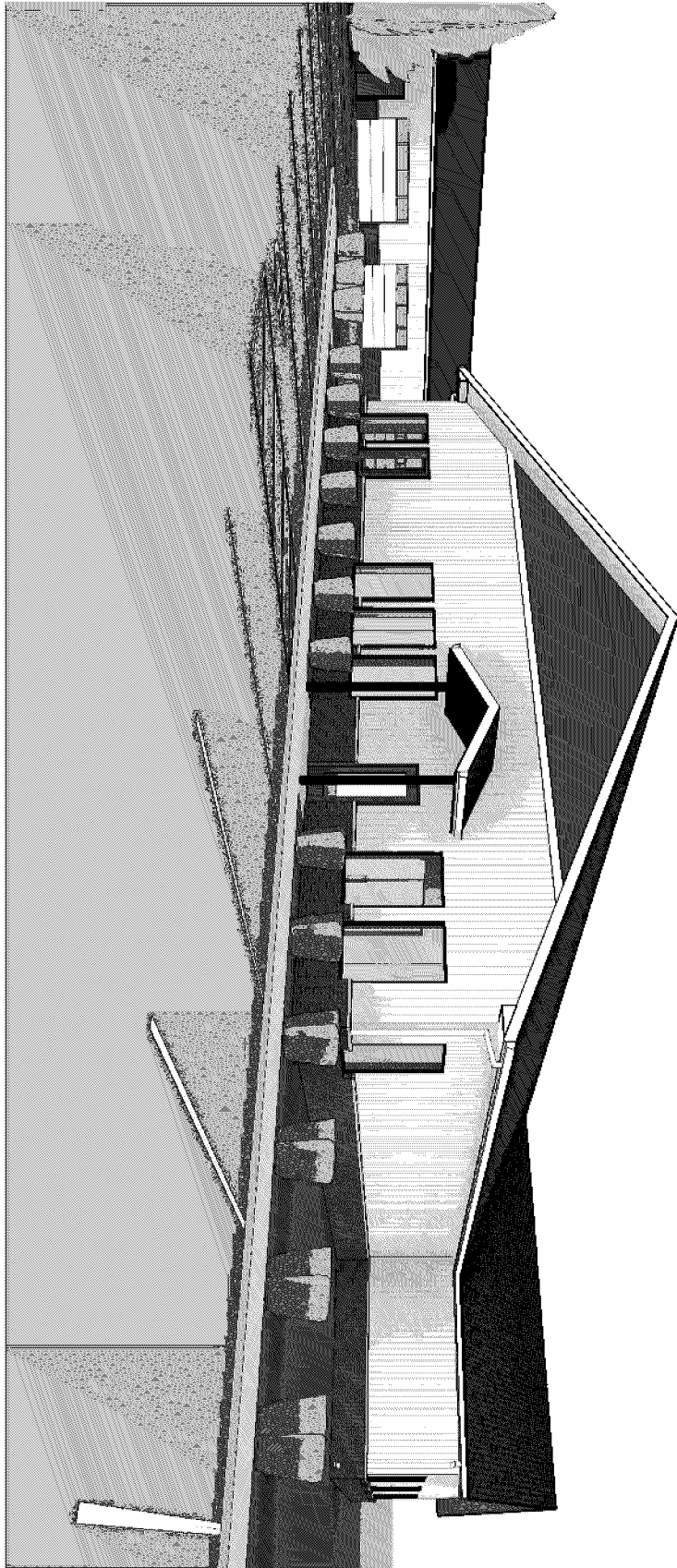


1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR PLAN
WEATHERTIGHT ROOFING

13800 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505

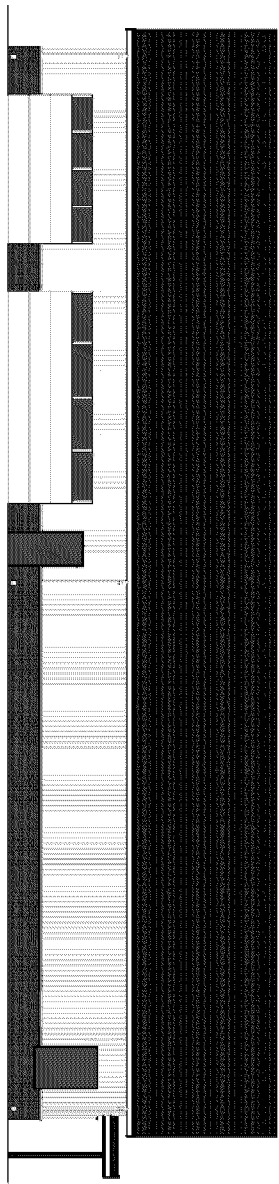




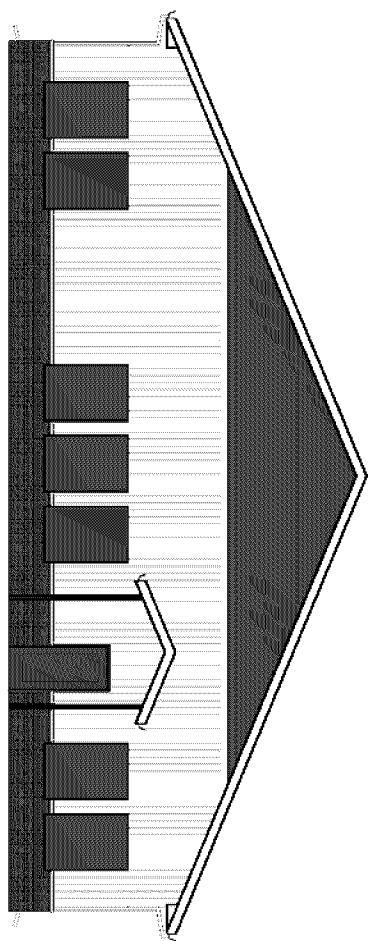
WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505





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

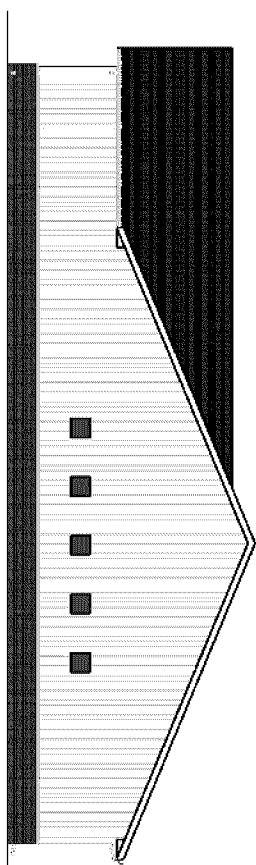


1 SOUTH
ELEVATION
SCALE: 1/8" = 1'-0"

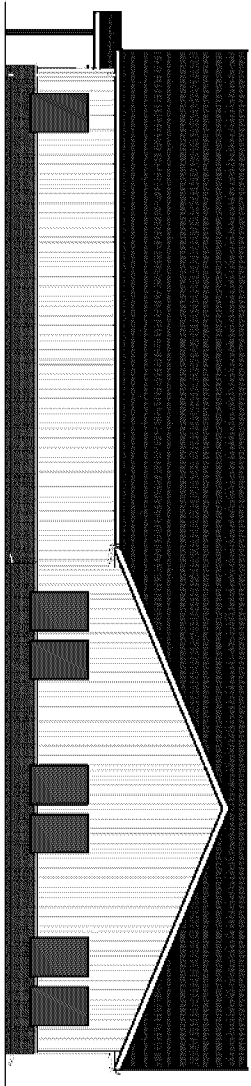
WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ. #2505





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



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

WEATHERTIGHT ROOFING

13800 E. 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505



CH2MHILL

8760 Castle Rock Drive
Indianapolis, IN 46256
(317) 559-8785

WEATHERTIGHT ROOFING
1800 E. 81st Street
Fishers, IN 46037

NO.	DATE	DESCRIPTION	BY	CHKD.

WEATHERTIGHT ROOFING
FISHERS, INDIANA
SITE PLAN

PROJECT NO.
SHEET 5 OF 5
DRAWING NO.

DRAINING
SEE SHEET 4 FOR DRAINAGE PLAN
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.

ZONING
R-1
SEE SHEET 4 FOR ZONING REGULATIONS
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR ZONING.

GENERAL NOTES

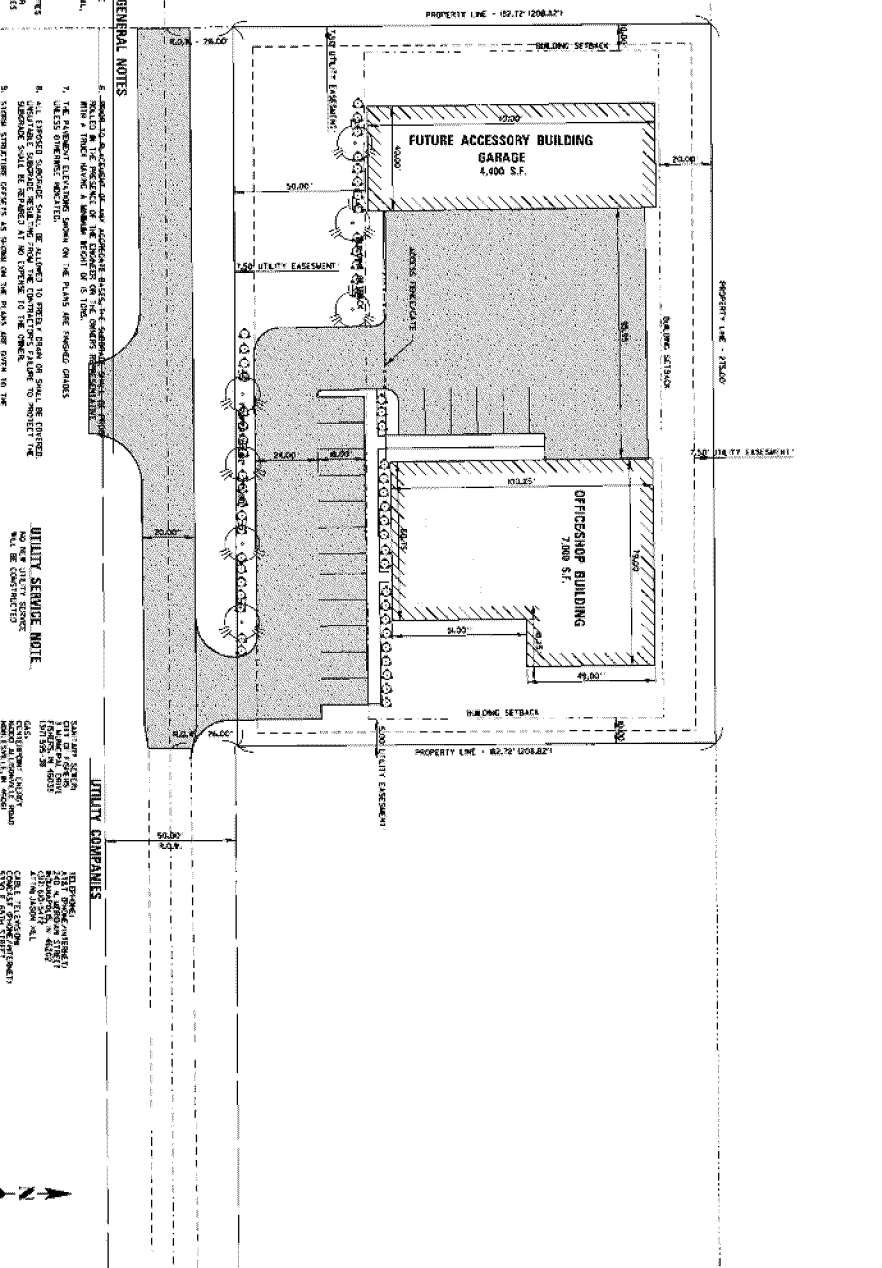
1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
3. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
4. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
5. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.

UTILITY SERVICE NOTE

ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE UTILITY COMPANIES.
ALL UTILITIES SHALL BE DEPTH SHALL BE DETERMINED BY THE UTILITY COMPANIES.

UTILITY COMPANIES

SEE SHEET 4 FOR UTILITY COMPANIES
SEE SHEET 4 FOR UTILITY COMPANIES



GENERAL NOTES

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
3. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
4. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.
5. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FISHERS SPECIFICATIONS FOR DRAINAGE AND SEWERAGE CONSTRUCTION.

UTILITY SERVICE NOTE

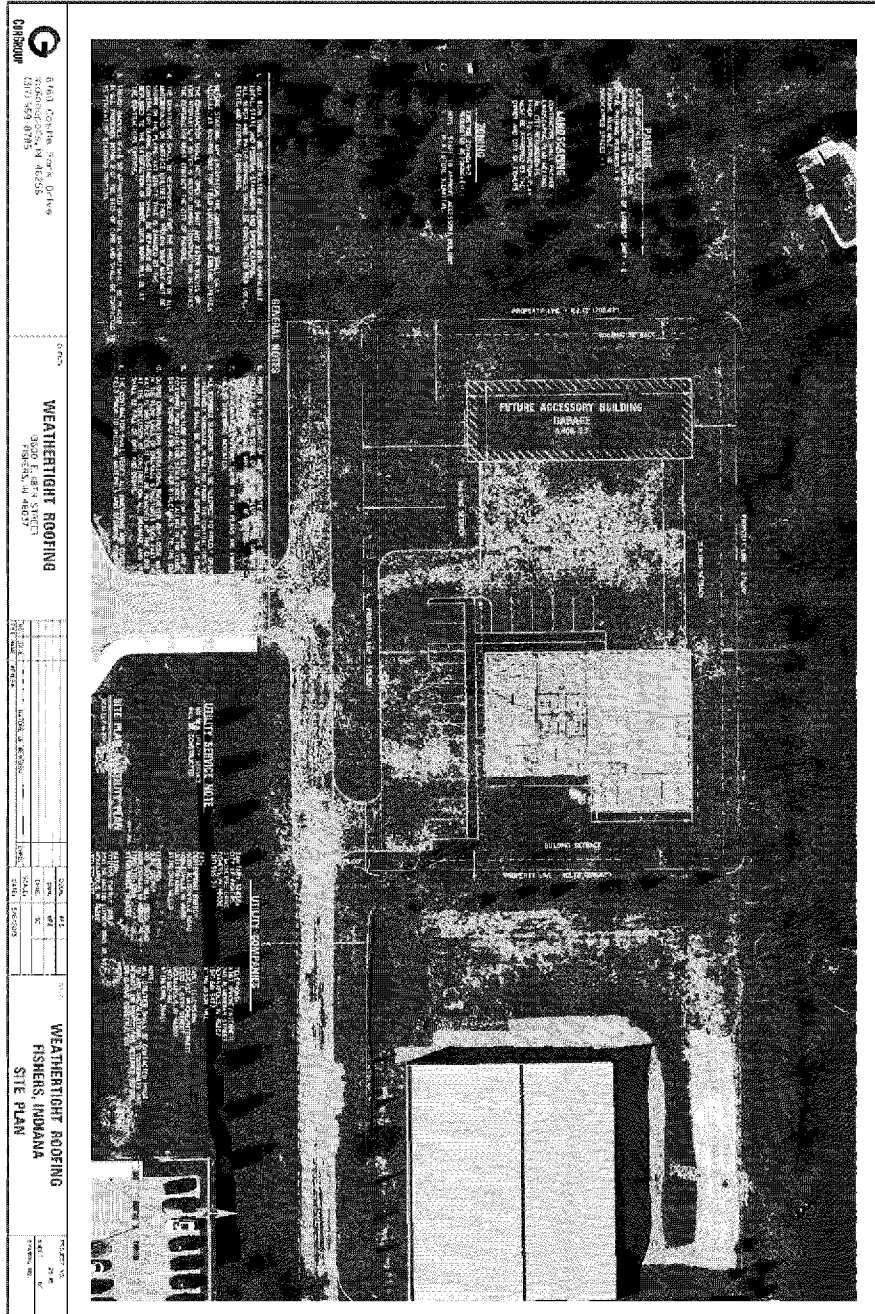
ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE UTILITY COMPANIES.
ALL UTILITIES SHALL BE DEPTH SHALL BE DETERMINED BY THE UTILITY COMPANIES.

UTILITY COMPANIES

SEE SHEET 4 FOR UTILITY COMPANIES
SEE SHEET 4 FOR UTILITY COMPANIES

SCALE 1" = 20'

0 20 40





Council Action Form

MEETING DATE	August 18, 2025			
TITLE	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 St. (RZ-25-5)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session <input type="checkbox"/> Executive	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading <input checked="" type="checkbox"/> Final Reading
	Ordinance #: 061625B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>Consideration of a rezone of 1.13 acres from R2 Residential to C1 Commercial with conditions for the Weathertight Roofing property located at 13600 E. 118th St.</p> <p>The conditions are as follows:</p> <ol style="list-style-type: none"> 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; and 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. <p>Developer will be required to extend E 118th Street to their western most driveway. When the City of Fishers rebuilds E 118th Street they will connect to the existing Kroger grocery access drive.</p> <p>Plan Commission has conducted a public hearing on August 6, 2025 Plan and sends a favorable recommendation to the Fishers City Council by a vote of 7 in favor and 0 opposed.</p> <p>See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include Deny Approval Option)	1.	Hold Final Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	<p>June 16, 2025 - 1st Reading - City Council August 2, 2025 - Public Hearing - Plan Commission August 18, 2025 - Proposed Final Reading - City Council</p>	

Form Revised: 03/20/2019

STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold final Reading approve the rezone with included conditions.
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance 2. Petitioner Packet

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 August 6, 2025 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 August 6, 2025 meeting sent a favorable recommendation to the Fishers City Council by a vote of 7 in favor and 0 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; and
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.



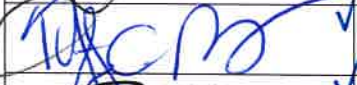

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 18th day of August 2025.

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

YAY


NAY

ABSTAIN

YAY	NAY	ABSTAIN
		
<u>Cecilia Coble</u>		
<u>Via remote</u>		
		
		
		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 18th day of August 2025, at _____ p.m.

ATTEST:
Jennifer L. Kehl, City Clerk



Scott A. Fadness, Mayor

MAYOR'S APPROVAL

August 18, 2025
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.

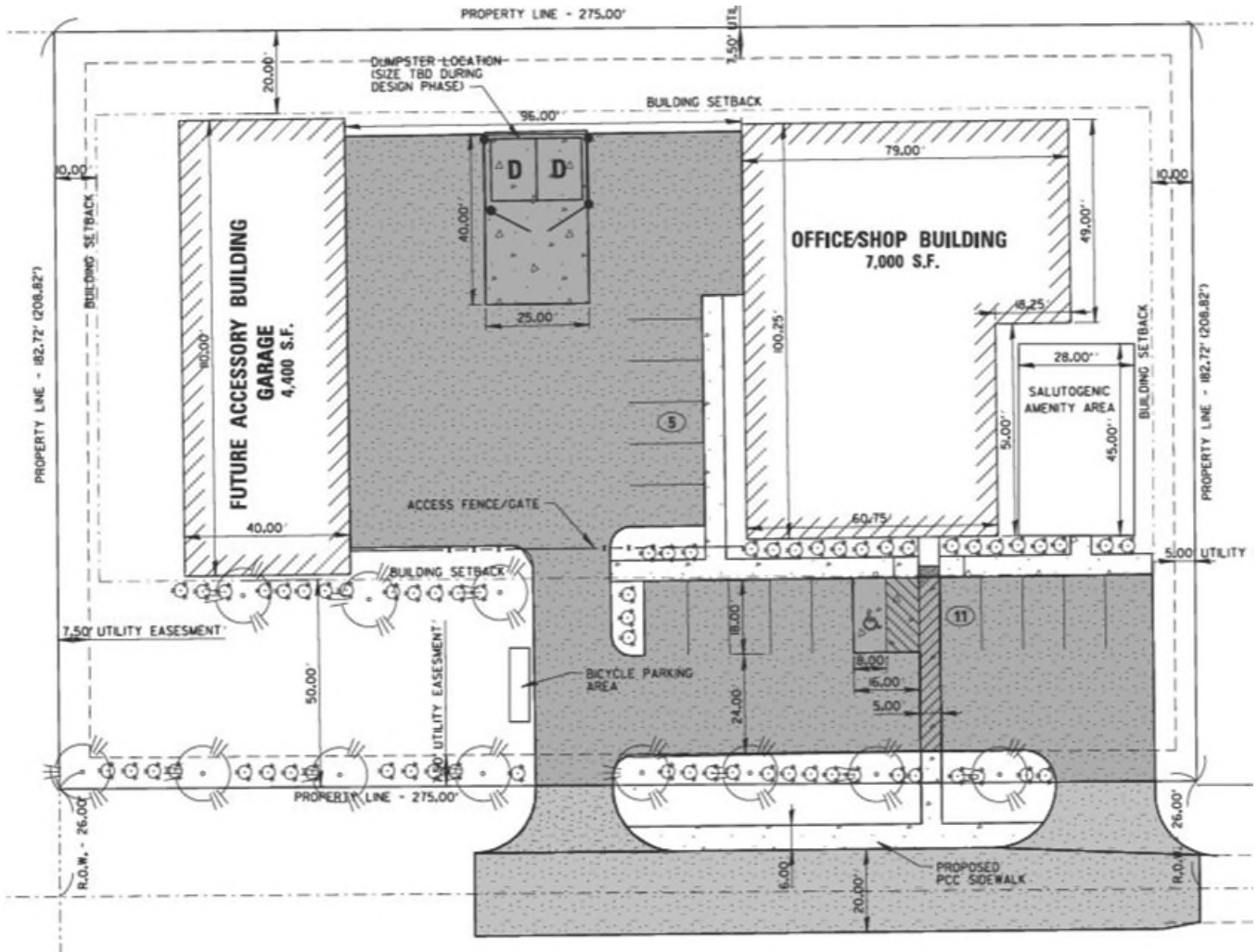
13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000

EXHIBIT B
Location Map

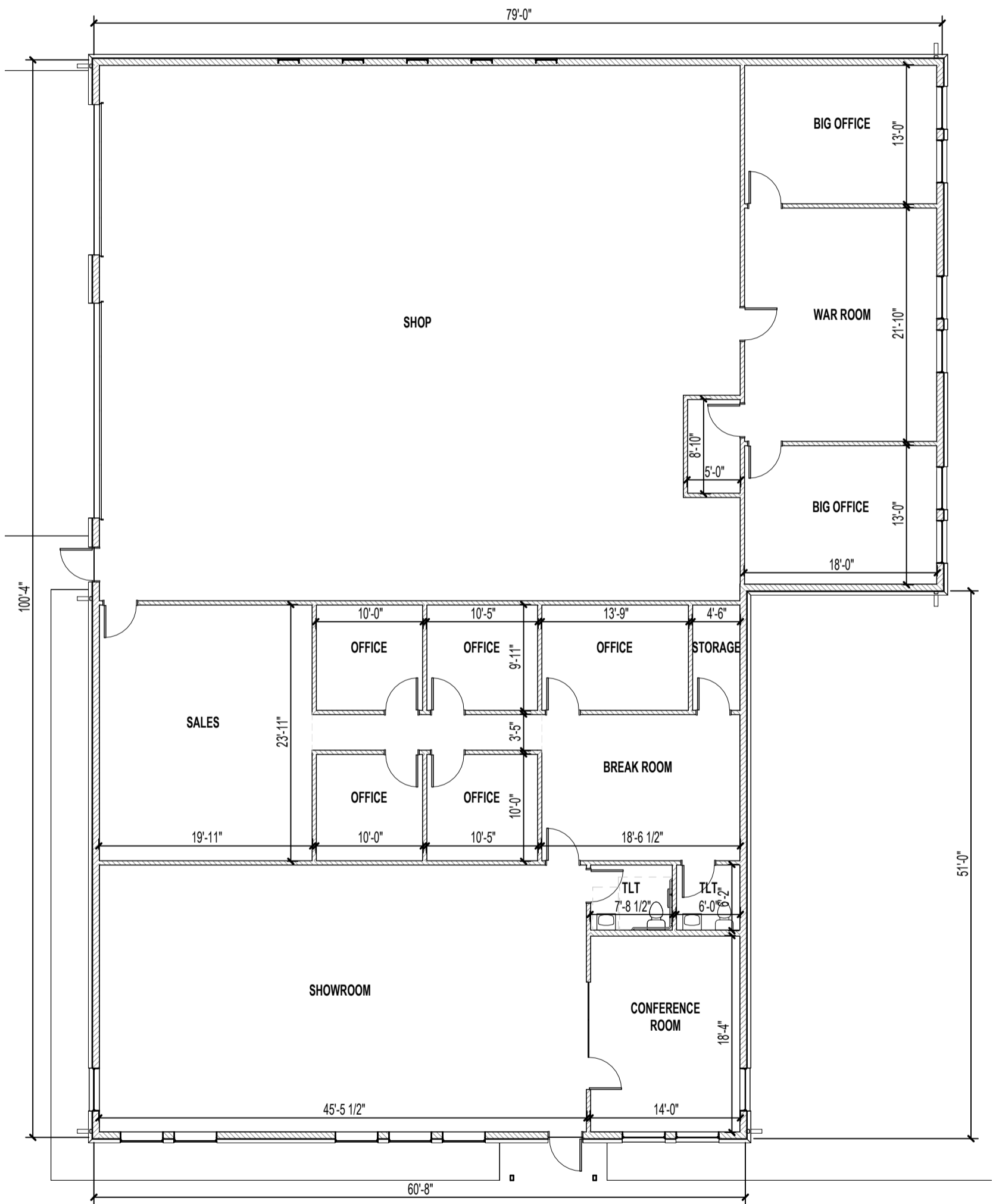


13600 E. 118th Street Fishers, IN 46037
13-11-35-00-00-032.000

EXHIBIT C
Concept Plan



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

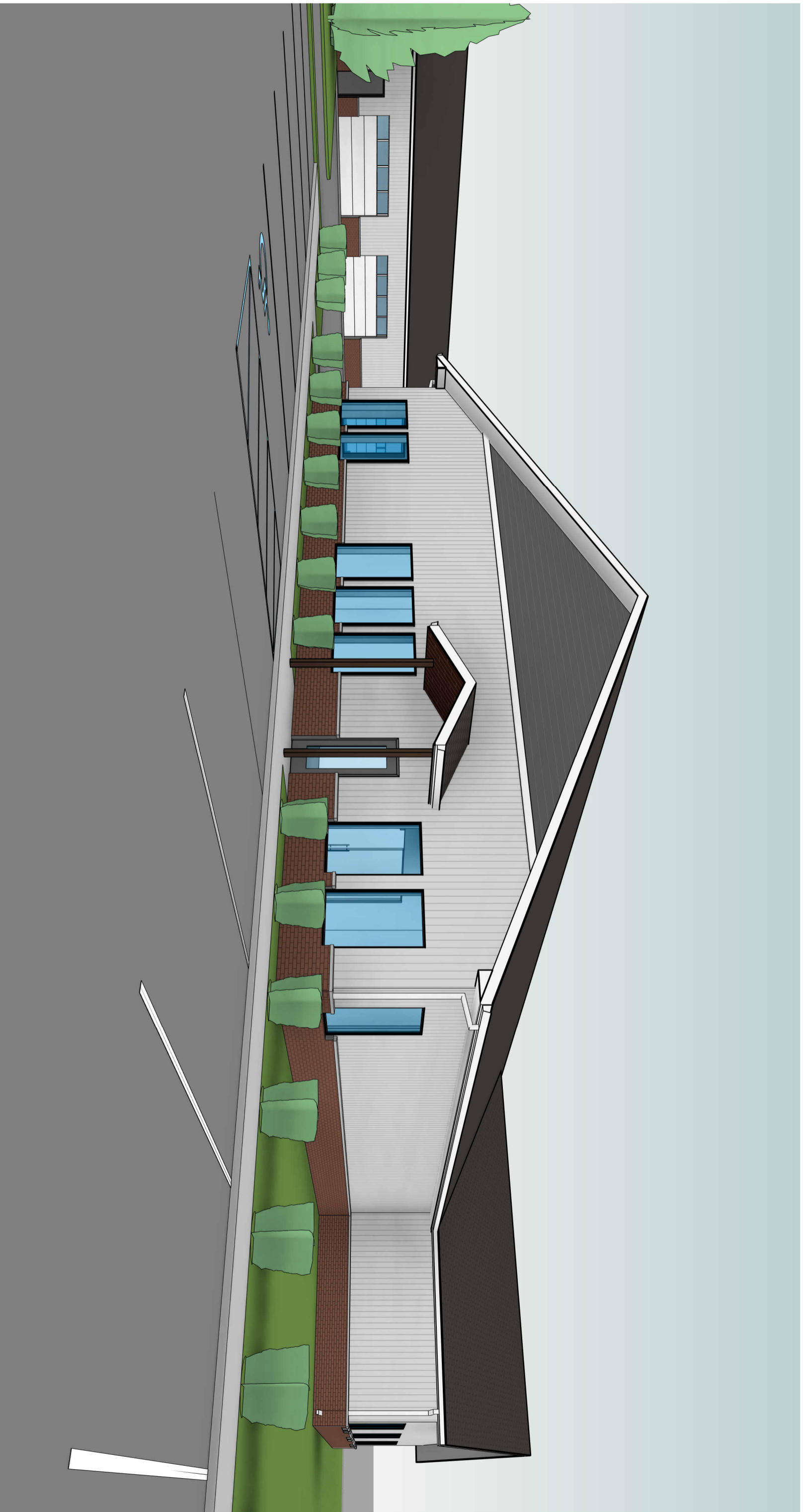


 **1** **FIRST FLOOR PLAN**
SCALE: 3/32" = 1'-0"

FLOOR PLAN
WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505

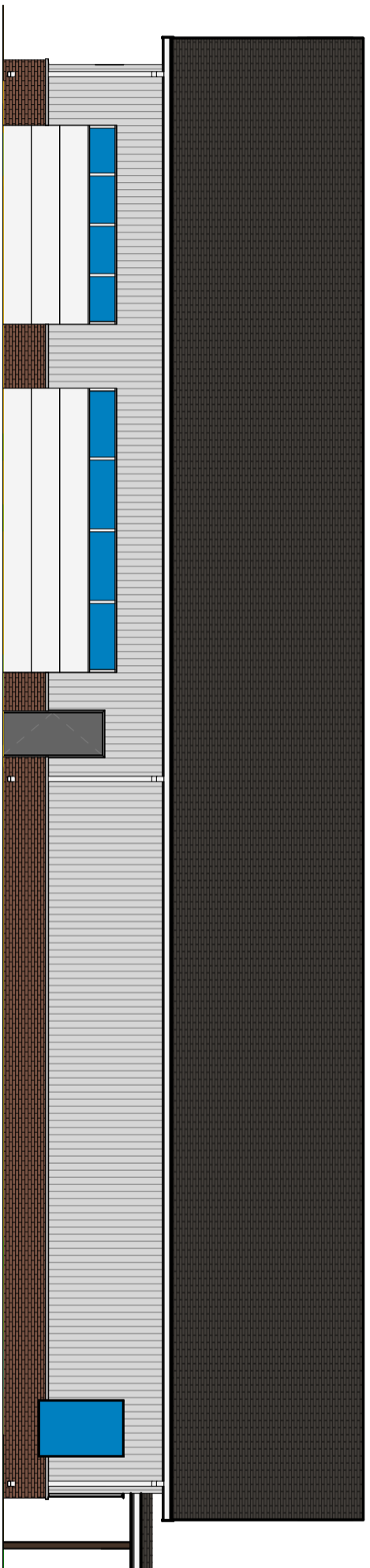




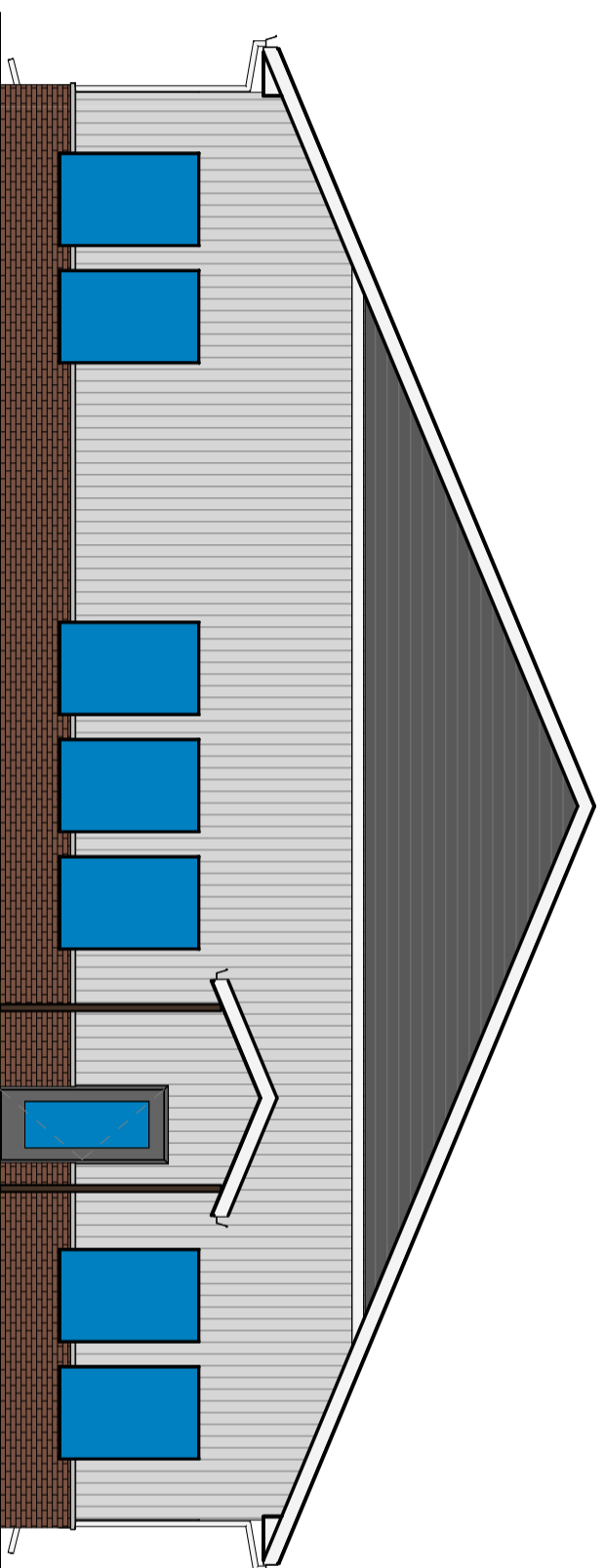
WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505





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

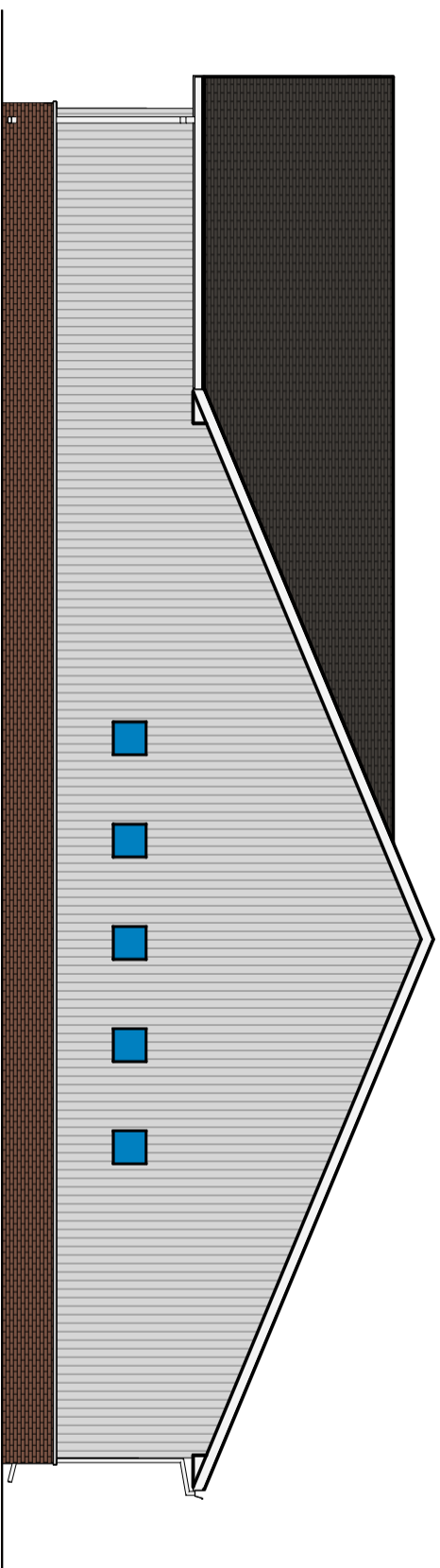


1
SOUTH
ELEVATION
SCALE: 1/8" = 1'-0"

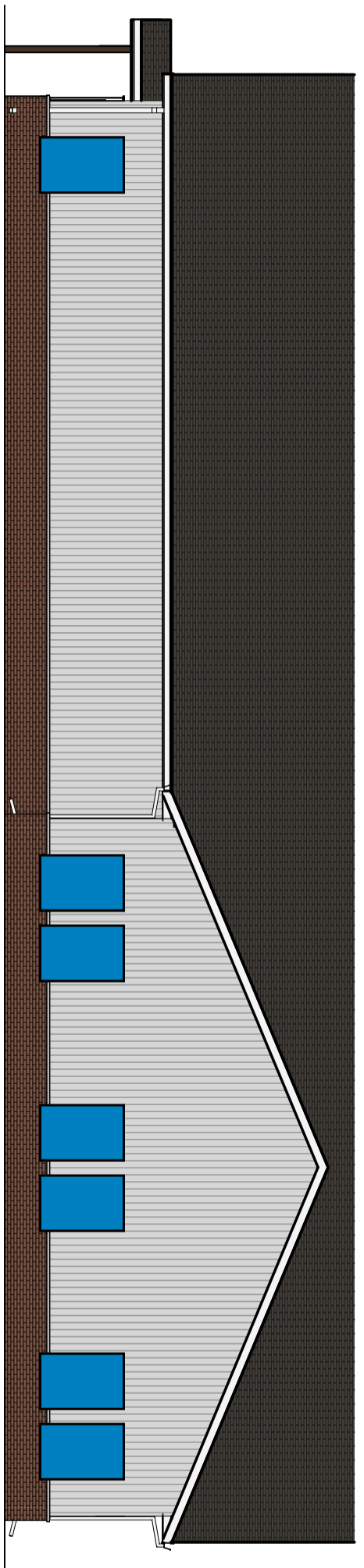
WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505





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

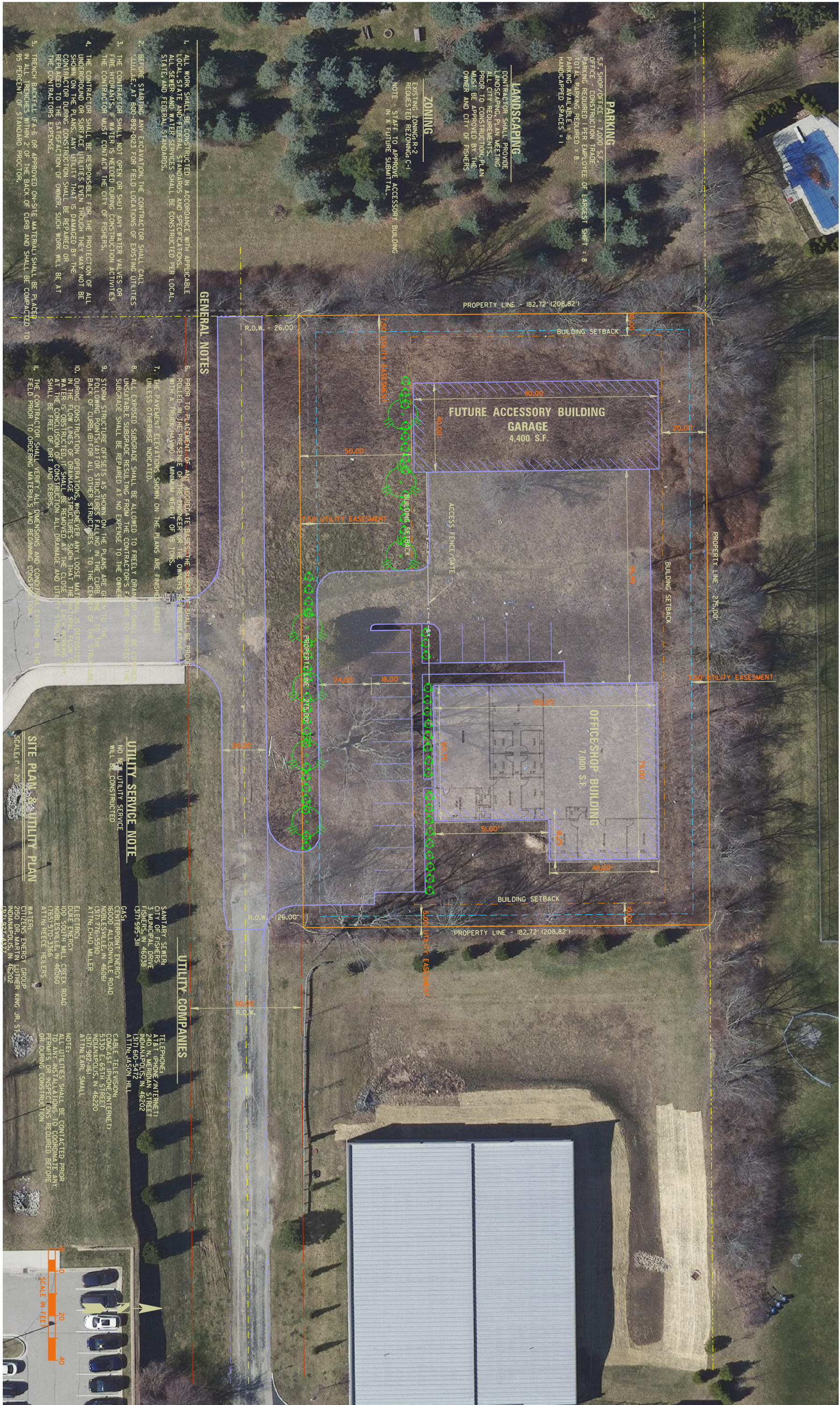


1
EAST
ELEVATION
SCALE: 3/32" = 1'-0"

WEATHERTIGHT ROOFING

13600 E 118TH STREET
FISHERS, IN 46037
1/15/2024 | PROJ #2505





PARKING
 S.F. SHOP/OFFICE = 7,000 S.F.
 OFFICE - CONSTRUCTION TRADE
 PARKING REQUIRED 1 PER EMPLOYEE OF LARGEST SHIFT = 8
 TOTAL PARKING REQUIRED = 8
 PARKING AVAILABLE = 16
 HANDICAPPED SPACES = 1

LANDSCAPING
 CONTRACTOR SHALL PROVIDE
 LANDSCAPING, PLAN MEETING
 ALL CITY REQUIREMENTS.
 PRIOR TO CONSTRUCTION, PLAN
 MUST BE APPROVED BY THE
 OWNER AND CITY OF FISHERS

ZONING
 EXISTING ZONING: R-2
 REQUESTED REZONING: C-1
 NOTE - STAFF TO APPROVE ACCESSORY BUILDING
 IN A FUTURE SUBMITTAL.

- GENERAL NOTES**
1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS. ALL SEWER AND WATER SERVICES SHALL BE CONSTRUCTED PER LOCAL, STATE AND FEDERAL STANDARDS.
 2. BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "TULLIE" AT 800-892-023 FOR FIELD LOCATIONS OF EXISTING UTILITIES.
 3. THE CONTRACTOR SHALL NOT OPEN OR SHUT ANY WATER VALVES OR FIRE HYDRANTS, IF WATER IS NEEDED DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CONTACT THE CITY OF FISHERS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF OWNER, SUCH WORK WILL BE AT THE CONTRACTORS EXPENSE.
 5. TRENCH BACKFILL (FA-6 OR APPROVED ON-SITE MATERIAL) SHALL BE PLACED IN ALL TRENCHES WITHIN 2' OF THE BACK OF CURB AND SHALL BE COMPACTED TO 95 PERCENT OF STANDARD PROCTOR.

6. PRIOR TO PLACEMENT OF ANY APPROPRIATE BASES, THE SUBGRADE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE ENGINEER OR THE OWNERS REPRESENTATIVE WITH A PROOF ROLLING MACHINE HAVING A MINIMUM WEIGHT OF 10 TONS.
7. THE PAVEMENT ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES UNLESS OTHERWISE INDICATED.
8. ALL EXPOSED SUBGRADE SHALL BE ALLOWED TO FREELY DRAIN OR SHALL BE COVERED UNSUITABLE SUBGRADE RESULTING FROM THE CONTRACTORS FAILURE TO PROTECT THE SUBGRADE SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
9. STORM STRUCTURE OFFSETS AS SHOWN ON THE PLANS ARE GIVEN TO THE FOLLOWING POINTS (A) FOR STRUCTURES FALLING IN THE CURB LINE - TO THE BACK OF CURB; (B) FOR ALL OTHER STRUCTURES - TO THE CENTER OF THE STRUCTURE.
10. DURING CONSTRUCTION OPERATIONS, WHENEVER ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINES OF DRAINAGE STRUCTURES SUCH THAT THE MATERIAL MAY BE WASHED INTO THE FLOW LINE AT THE CONCLUSION OF CONSTRUCTION ALL DRAINAGE AND UTILITY STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION.

UTILITY SERVICE NOTE
 NO NEW UTILITY SERVICE
 WILL BE CONSTRUCTED

SITE PLAN & UTILITY PLAN
 SCALE: 1" = 20'

UTILITY COMPANIES

SEWAGE: SANITARY SEWER, CITY OF FISHERS, 3 MUNICIPAL DRIVE, FISHERS, IN 46038 (317) 595-3111

GAS: CENTREPOINT ENERGY, 16000 ALLISONVILLE ROAD, NOBLESVILLE, IN 46061 (317) 776-5590

ELECTRIC: ATTN: CHAD MILLER

WATER: DUKE ENERGY, 100 SOUTH MILL CREEK ROAD, NOBLESVILLE, IN 46060 (765) 570-3366

TELEPHONE: ATTN: REECE HELGERS

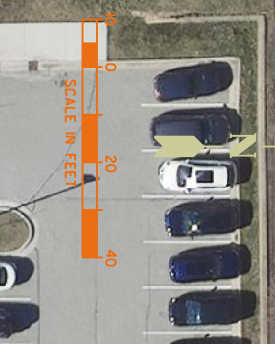
NOTE: UTILITIES SHALL BE CONTACTED PRIOR TO ANY INSTALLATIONS TO COORDINATE ANY PERMITS OR INSPECTIONS REQUIRED BEFORE OR DURING CONSTRUCTION

UTILITY COMPANIES

TELEPHONE: ATTN: JASON HILL

CABLE TELEVISION: ATTN: JASON HILL

NOTE: UTILITIES SHALL BE CONTACTED PRIOR TO ANY INSTALLATIONS TO COORDINATE ANY PERMITS OR INSPECTIONS REQUIRED BEFORE OR DURING CONSTRUCTION



NO.	DATE	BY	FILE NAME	REVISION



Council Action Form

MEETING DATE	August 18, 2025			
TITLE	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 St. (RZ-25-5)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 061625B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>Consideration of a rezone of 1.13 acres from R2 Residential to C1 Commerical with conditions for the Weathertight Roofing property located at 13600 E. 118th St.</p> <p>The conditions are as follows:</p> <ol style="list-style-type: none"> 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; and 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. <p>Developer will be required to extend E 118th Street to their western most driveway. When the City of Fishers rebuilds E 118th Street they will connect to the existing Kroger grocery access drive.</p> <p>Plan Commission has conducted a public hearing on August 6, 2025 Plan and sends a favorable recommendation to the Fishers City Council by a vote of 7 in favor and 0 opposed.</p> <p>See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	<p>June 16, 2025 - 1st Reading - City Council August 2, 2025 - Public Hearing - Plan Commission August 18, 2025 - Proposed Final Reading - City Council</p>	

STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold final Reading approve the rezone with included conditions.
SUPPLEMENTAL INFORMATION (List all attached documents)	<ol style="list-style-type: none"> 1. Ordinance 2. Petitioner Packet

RESOLUTION NO. R081825B

**A RESOLUTION APPROVING A CERTAIN INSTITUTIONAL CHANGE OF USE
IN THE CITY OF FISHERS, INDIANA**

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”) Unified Development Ordinance ("UDO") requires City Council ("Council") action on Public & Institutional Uses as it relates to Schools, Preschool through K-12;

WHEREAS, Section 10.2.19. Special Exception the UDO states this requires more scrutiny and review because of potentially adverse impacts upon the immediate neighborhood and the community;

WHEREAS, Council shall review a Special Exception and its characteristics and impacts to determine its suitability in each location for the Zoning District in which the Commercial or Public and Institutional use is permitted;

WHEREAS, the determination of whether the Special Exception is approved shall be contingent upon (i) the Special Exception meeting the standards of the UDO and those standards as set forth in this Section; and (ii) the Board weighing, in each case, the public need and benefit against the local impact, giving effect to the proposals of the Applicant for ameliorating adverse impacts through special site planning and development techniques and contributions to the provisions of public improvements, sites, right-of-way and services; and

WHEREAS, Carmel Lutheran Church Missouri Synod Inc ("Owner") submitted Special Exception application, SE-25-2, for the addition of a childhood development center.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

Section One: The Council adopts the Petitioner Packet found within Exhibit C, attached hereto and incorporated herein.

Section Two: The Council adopts the Engineering Memos found within Exhibit D, attached hereto and incorporated herein.

Section Three: This Resolution shall be in full force and effect from the date of passage by the Common Council and its publication, as provided by law. All provisions or parts thereof in conflict herewith are hereby repealed.

SO RESOLVED by the Common Council of the City of Fishers, Indiana, on this September 15, 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 _____ 20____, 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, Corporation Counsel, 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

Exhibit A

Legal Description of Real Estate

Acreage 17.62 Section 35, Township 18, Range 5 VACATED PLAT

13450 E 116th Street Fishers, IN 46037

13-11-35-00-00-054.000

DRAFT

Exhibit B
Location Map



13450 E 116th Street Fishers, IN 46037
13-11-35-00-00-054.000

EXHIBIT C
Petitioner Packet

DRAFT

EXHIBIT D
Engineering Memos

DRAFT

Childhood Development Center - Proposed Addition



Existing Church Facility





PROPOSED SITE KEY NOTES:

- (A) OUTDOOR PLAYGROUND.
- (B) CONCRETE SIDEWALK.
- (C) ADA ACCESSIBLE RAMP.
- (D) ASPHALT DRIVEWAY CONNECTION TO 118TH STREET.
- (E) 6' TALL WOOD PRIVACY FENCE.

SITE LEGEND:

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

REVISION RECORD

NO.	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & ARCHITECTS, INC. IN THE STATE OF PUERTO RICO. ALL OTHER SERVICES WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

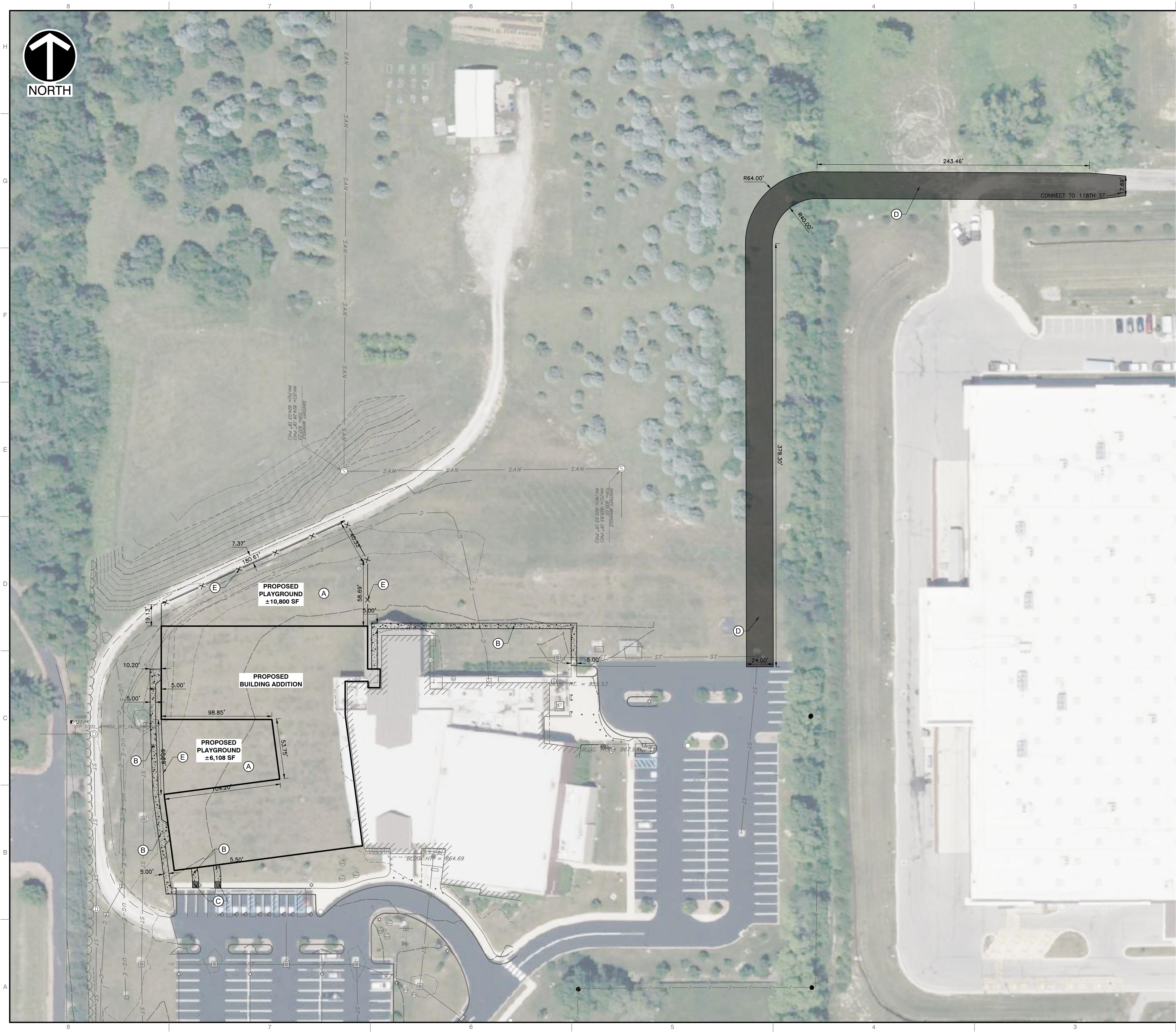
CEC
Civil & Environmental Consultants, Inc.
 550 E. Ohio Street - Suite G - Indianapolis, IN 46204
 317-655-7777 • 877-746-0749
 www.cecinc.com

**CORNERSTONE LUTHERAN CHURCH
 CHILD DEVELOPMENT CENTER**
 13450 EAST 116TH STREET
 FISHERS, INDIANA 46037

SITE LAYOUT PLAN

DATE: JULY 24, 2025 | DRAWN BY: []
 DWG SCALE: 1" = 40' | CHECKED BY: []
 PROJECT NO: 353-541
 APPROVED BY: []

DRAWING NO: **C200**



A:\130-001\133-541-CADD\DWG\133541-C01-CADD.dwg (2025/07/24/2025 - 11:01) - LP: 7/24/2025 3:26 PM



Engineering Memorandum

August 11, 2025

To: Cornerstone Lutheran Church Fishers

CC: Ross Hilleary, Assistant Director of Planning, Community and Economic Development
Laura McClure, P.E., CFM, Engineer, Engineering Department

From: Hatem Mekky, P.E., Director of Engineering

Subject: 116th Street & Cornerstone Lutheran Church Fishers

The City of Fishers Engineering Department has reviewed the A&F Engineering traffic memo for the proposed Cornerstone Lutheran Church 200 student daycare expansion and 116th street approach. There is concern about the Southbound approach intersection with 116th street. The Level of Service for this approach per the traffic analysis is expected to be lower than acceptable (LOS F). Along with the level of service, there is also the potential of the queues blocking traffic turning right on 116th street. In addition, traffic along 116th street continues to increase, and left-turning traffic pose conflict points for ingress and egress traffic to the church.

With the expansion of the church, it is recommended to have a connection to 118th street and ultimately access to Olio Rd. This connection will provide relief for ingress and egress to the church expansion along with the reduction of conflict points along 116th street for left turners. This will also provide an alternative access point to facilitate emergency service access to the site. The department believes that this provides a safe ingress and egress to the overall site.

Hatem Mekky, PE MSCE

Director of Engineering, City of Fishers

MEMORANDUM

DATE: 7/22/2025

TO: Hatem Mekky
 Director of Engineering
 City of Fishers

FROM: Trevor Reich
 A&F Engineering

RE: Proposed Day Care - Cornerstone Lutheran Church Fishers

A&F Engineering completed this traffic analysis to determine if the existing intersection geometrics can accommodate the proposed generated traffic volumes. The proposed development consists of a 200-student daycare facility that will be added to the Cornerstone Lutheran Schurch Fishers site. As proposed, the additional traffic will make use of the existing church access drive along 116th Street. Turning movement traffic volume counts were collected by A&F Engineering at the intersection of 116th Street & Brooks School Road between the hours of 6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM during a typical school day in March 2025. The intersection count output summary sheets are attached to this memo. **Table 1** summarizes AM and PM peak hour traffic volumes at the intersection.

Table 1 – Existing Traffic Volumes

Intersection	Peak Hour	Southbound		Eastbound		Westbound	
		Left	Right	Left	Thru	Thru	Right
116 th St. & Access	AM Peak	0	0	0	739	1061	0
	PM Peak	0	0	0	1289	945	0

The estimate of newly generated traffic is a function of the development size and of the character of the land use. The ITE *Trip Generation Manual*¹ was used to calculate the number of trips that will be generated by the proposed development. **Table 2** summarizes the trips that will be generated by the subject site

¹ *Trip Generation Manual*, Institute of Transportation Engineers, Eleventh Edition, 2021.

Table 2 – Total Generated Trips for the Proposed Development

Development Information				Generated Trips			
Land Use	ITE Code	Size	Trip Type	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Day Care Center	565	200 Students	Non-Pass-By	45	37	35	43
			Pass-By	29	29	28	28
			Total	74	66	63	71

The above generated traffic volumes were then assigned and distributed by percentages to the study intersections. **Table 3** is a summary of the assignment and distribution from proposed development to study intersections.

Table 3 – Assignment & Distribution of Generated Trips from Proposed Development

Intersection	Peak Hour	Southbound		Eastbound		Westbound	
		L	R	L	T	T	R
116 th St. & Access Non-Pass-By A&D	AM Peak	50%	50%	50%	*	*	50%
	PM Peak	50%	50%	50%	*	*	50%
116 th St. & Access Pass-By A&D	AM Peak	41%	59%	41%	-41%	-59%	59%
	PM Peak	58%	42%	58%	-58%	-42%	42%

Note: Black denotes inbound traffic volumes, red denotes outbound traffic volumes, and * denotes negligible traffic volumes.

The assignment and distribution percentages in **Table 3** were then applied to the generated trips shown in **Table 2** to yield the total generated trips for the proposed development shown in **Table 4**.

Table 4 – Total Generated Trips at Study Intersections

Intersection	Peak Hour	Southbound		Eastbound		Westbound	
		L	R	L	T	T	R
116 th St. & Access Non-Pass-By Trips	AM Peak	18	19	23	0	0	22
	PM Peak	21	22	18	0	0	17
116 th St. & Access Pass-By Trips	AM Peak	12	17	12	-12	-17	17
	PM Peak	16	12	16	-16	-12	12
116th St. & Access Total Trips	AM Peak	30	36	35	-12	-17	39
	PM Peak	37	34	34	-16	-12	29

The existing traffic volumes and the generated traffic volumes were summed to yield the total Existing + Proposed traffic volumes shown in **Table 5**.

Table 5 – Existing + Proposed Traffic Volume Summary

Intersection	Peak Hour	Southbound		Eastbound		Westbound	
		L	R	L	T	T	R
116 th St. & Access	AM Peak	30	36	35	727	1044	39
	PM Peak	37	34	34	1273	933	29

A capacity analysis was conducted at the existing church access drive based on the sum of the existing traffic volumes in front of the access drive and the generated traffic volumes from the proposed daycare. This analysis was conducted using the computer software *Synchro 12*. The following list shows the delays related to the levels of service for signalized and unsignalized intersections:

<u>Level of Service</u>	<u>Control Delay (seconds/vehicle)</u>
	<u>UNSIGNALIZED</u>
A	Less than or equal to 10
B	Between 10.1 and 15
C	Between 15.1 and 25
D	Between 25.1 and 35
E	Between 35.1 and 50
F	greater than 50

Table 6 is a summary of the level of service results at the access drive. The *Synchro (Highway Capacity Manual 7th Edition)* intersection reports illustrating the capacity analysis results are included at the end of this memorandum.

Table 6 – Existing + Proposed Level of Service Summary

APPROACH	AM PEAK	PM PEAK
Southbound Left-Turn	F	F
Southbound Right-Turn	B	B
Southbound Approach	E	F
Eastbound Left-Turn	B	B

Additionally, a queue length analysis was conducted at the access based on the *Highway Capacity Manual 7th Edition*. The following table is a summary of the 95th percentile queue lengths at the intersection during the AM and PM peak hours.

Table 7 – Existing + Proposed 95th Percentile Queue Length Summary

APPROACH	AM PEAK	PM PEAK
Southbound Approach	40 feet	60 feet
Eastbound Approach	10 feet	10 feet
Westbound Approach	0 feet	0 feet

Based on the above analysis, the southbound approach will operate at low levels of service during the AM and PM peak hours. It should be noted that it is not uncommon for the minor street to experience increased delays during the AM and PM peak hours when the major street has high traffic volumes. Additionally, as proposed, the eastbound left-turn queues will not exceed the existing left-turn lane storage. Therefore, no intersection improvements are recommended at this location at this time.

116TH ST & BROOKS SCHOOL RD - TMC

Wed Mar 12, 2025

Full Length (4 PM-7 PM, 6 AM-9 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 1276515, Location: 39.957654, -85.942275



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

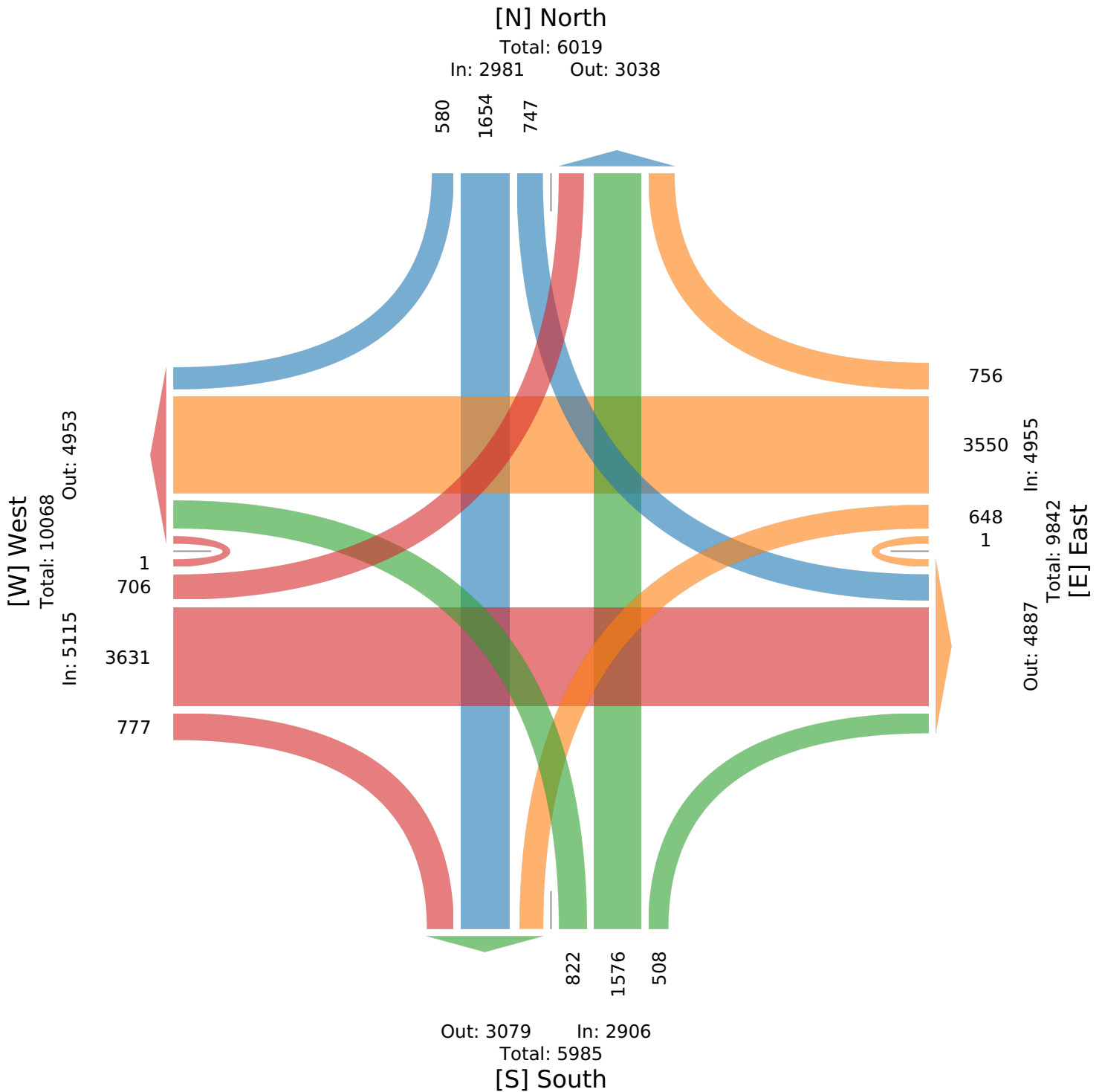
Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2025-03-12 4:00PM	31	97	20	0	148	40	80	36	0	156	43	198	49	0	290	32	162	56	0	250	844
4:15PM	32	94	18	0	144	55	86	35	0	176	48	246	45	0	339	36	146	37	0	219	878
4:30PM	37	92	29	0	158	40	86	31	0	157	47	214	52	0	313	37	136	45	0	218	846
4:45PM	36	81	25	0	142	32	94	39	0	165	51	282	67	0	400	28	170	42	0	240	947
Hourly Total	136	364	92	0	592	167	346	141	0	654	189	940	213	0	1342	133	614	180	0	927	3515
5:00PM	37	91	28	0	156	45	102	45	0	192	33	241	60	0	334	33	134	48	0	215	897
5:15PM	42	80	25	0	147	42	92	32	0	166	36	275	79	1	391	43	170	48	0	261	965
5:30PM	34	82	19	0	135	30	80	26	0	136	38	245	65	0	348	26	149	54	0	229	848
5:45PM	48	89	28	0	165	39	84	22	0	145	53	213	50	0	316	36	123	38	0	197	823
Hourly Total	161	342	100	0	603	156	358	125	0	639	160	974	254	1	1389	138	576	188	0	902	3533
6:00PM	29	68	29	0	126	36	84	30	0	150	47	251	39	0	337	21	157	38	0	216	829
6:15PM	33	66	24	0	123	33	72	23	0	128	41	199	42	0	282	27	120	31	0	178	711
6:30PM	38	66	15	0	119	27	66	29	0	122	41	163	36	0	240	32	130	29	0	191	672
6:45PM	25	63	27	0	115	35	60	20	0	115	36	153	47	0	236	22	135	31	0	188	654
Hourly Total	125	263	95	0	483	131	282	102	0	515	165	766	164	0	1095	102	542	129	0	773	2866
7:00PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025-03-13 6:00AM	15	11	4	0	30	2	21	5	0	28	3	24	1	0	28	3	28	4	0	35	121
6:15AM	15	14	3	0	32	7	26	9	0	42	7	24	5	0	36	8	70	6	0	84	194
6:30AM	14	22	5	0	41	6	20	9	0	35	5	49	5	0	59	6	90	10	0	106	241
6:45AM	25	34	9	0	68	22	29	8	0	59	4	44	5	0	53	11	112	9	0	132	312
Hourly Total	69	81	21	0	171	37	96	31	0	164	19	141	16	0	176	28	300	29	0	357	868
7:00AM	29	52	18	0	99	14	45	12	0	71	11	63	10	0	84	28	139	16	0	183	437
7:15AM	38	57	13	0	108	25	77	17	0	119	18	74	18	0	110	20	199	30	0	249	586
7:30AM	31	65	14	0	110	26	85	34	0	145	24	79	11	0	114	48	202	20	0	270	639
7:45AM	46	67	35	0	148	45	74	19	0	138	22	118	16	0	156	39	201	31	0	271	713
Hourly Total	144	241	80	0	465	110	281	82	0	473	75	334	55	0	464	135	741	97	0	973	2375
8:00AM	48	84	39	0	171	42	84	18	0	144	32	126	16	0	174	31	189	42	0	262	751
8:15AM	44	55	19	0	118	47	77	38	0	162	31	111	18	0	160	31	217	29	1	278	718
8:30AM	44	69	22	0	135	33	72	26	0	131	17	101	17	0	135	22	197	31	0	250	651
8:45AM	51	77	40	0	168	24	58	17	0	99	18	137	24	0	179	28	174	31	0	233	679
Hourly Total	187	285	120	0	592	146	291	99	0	536	98	475	75	0	648	112	777	133	1	1023	2799
9:00AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1
Total	822	1576	508	0	2906	747	1654	580	0	2981	706	3631	777	1	5115	648	3550	756	1	4955	15957
% Approach	28.3%	54.2%	17.5%	0%	-	25.1%	55.5%	19.5%	0%	-	13.8%	71.0%	15.2%	0%	-	13.1%	71.6%	15.3%	0%	-	-
% Total	5.2%	9.9%	3.2%	0%	18.2%	4.7%	10.4%	3.6%	0%	18.7%	4.4%	22.8%	4.9%	0%	32.1%	4.1%	22.2%	4.7%	0%	31.1%	-
Lights and Motorcycles	816	1555	500	0	2871	716	1634	570	0	2920	696	3576	769	1	5042	625	3510	747	1	4883	15716
% Lights and Motorcycles	99.3%	98.7%	98.4%	0%	98.8%	95.9%	98.8%	98.3%	0%	98.0%	98.6%	98.5%	99.0%	100%	98.6%	96.5%	98.9%	98.8%	100%	98.5%	98.5%
Heavy	6	21	8	0	35	31	20	10	0	61	10	55	8	0	73	23	40	9	0	72	241
% Heavy	0.7%	1.3%	1.6%	0%	1.2%	4.1%	1.2%	1.7%	0%	2.0%	1.4%	1.5%	1.0%	0%	1.4%	3.5%	1.1%	1.2%	0%	1.5%	1.5%

*L: Left, R: Right, T: Thru, U: U-Turn

116TH ST & BROOKS SCHOOL RD - TMC
 Wed Mar 12, 2025
 Full Length (4 PM-7 PM, 6 AM-9 AM)
 All Classes (Lights and Motorcycles, Heavy)
 All Movements
 ID: 1276515, Location: 39.957654, -85.942275



Provided by: A&F Engineering
 8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US



116TH ST & BROOKS SCHOOL RD - TMC

Wed Mar 12, 2025

PM Peak (Mar 12 2025 4:45PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 1276515, Location: 39.957654, -85.942275



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2025-03-12 4:45PM	36	81	25	0	142	32	94	39	0	165	51	282	67	0	400	28	170	42	0	240	947
5:00PM	37	91	28	0	156	45	102	45	0	192	33	241	60	0	334	33	134	48	0	215	897
5:15PM	42	80	25	0	147	42	92	32	0	166	36	275	79	1	391	43	170	48	0	261	965
5:30PM	34	82	19	0	135	30	80	26	0	136	38	245	65	0	348	26	149	54	0	229	848
Total	149	334	97	0	580	149	368	142	0	659	158	1043	271	1	1473	130	623	192	0	945	3657
% Approach	25.7%	57.6%	16.7%	0%	-	22.6%	55.8%	21.5%	0%	-	10.7%	70.8%	18.4%	0.1%	-	13.8%	65.9%	20.3%	0%	-	-
% Total	4.1%	9.1%	2.7%	0%	15.9%	4.1%	10.1%	3.9%	0%	18.0%	4.3%	28.5%	7.4%	0%	40.3%	3.6%	17.0%	5.3%	0%	25.8%	-
PHF	0.887	0.918	0.866	-	0.929	0.828	0.902	0.789	-	0.858	0.775	0.925	0.858	0.250	0.921	0.756	0.916	0.889	-	0.905	0.947
Lights and Motorcycles	148	332	97	0	577	149	366	142	0	657	157	1041	269	1	1468	130	619	192	0	941	3643
% Lights and Motorcycles	99.3%	99.4%	100%	0%	99.5%	100%	99.5%	100%	0%	99.7%	99.4%	99.8%	99.3%	100%	99.7%	100%	99.4%	100%	0%	99.6%	99.6%
Heavy	1	2	0	0	3	0	2	0	0	2	1	2	2	0	5	0	4	0	0	4	14
% Heavy	0.7%	0.6%	0%	0%	0.5%	0%	0.5%	0%	0%	0.3%	0.6%	0.2%	0.7%	0%	0.3%	0%	0.6%	0%	0%	0.4%	0.4%

*L: Left, R: Right, T: Thru, U: U-Turn

116TH ST & BROOKS SCHOOL RD - TMC

Wed Mar 12, 2025

PM Peak (Mar 12 2025 4:45PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

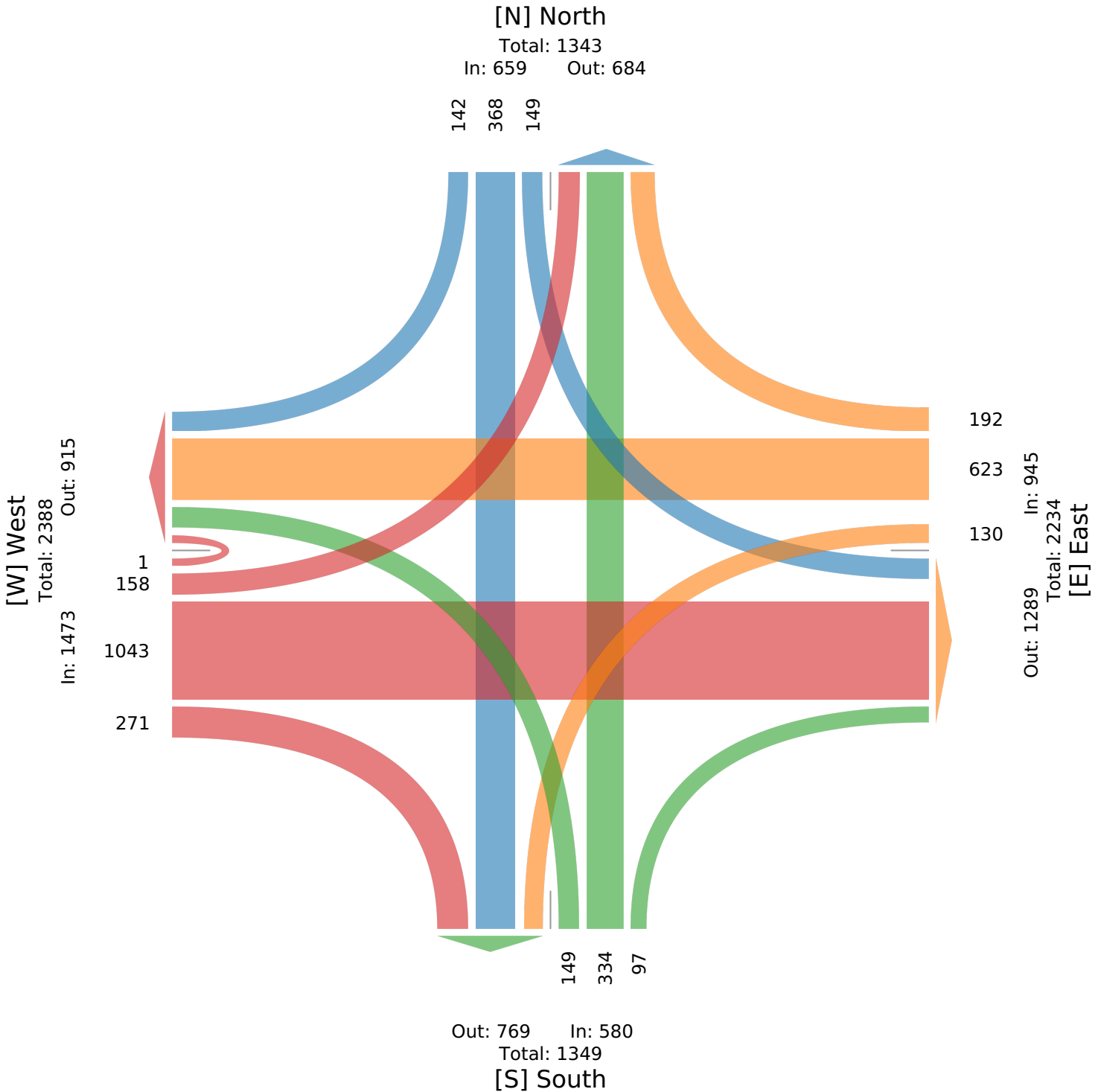
All Movements

ID: 1276515, Location: 39.957654, -85.942275



Provided by: A&F Engineering

8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US



116TH ST & BROOKS SCHOOL RD - TMC
 Thu Mar 13, 2025
 AM Peak (Mar 13 2025 7:45AM - 8:45 AM)
 All Classes (Lights and Motorcycles, Heavy)
 All Movements
 ID: 1276515, Location: 39.957654, -85.942275



Provided by: A&F Engineering
 8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

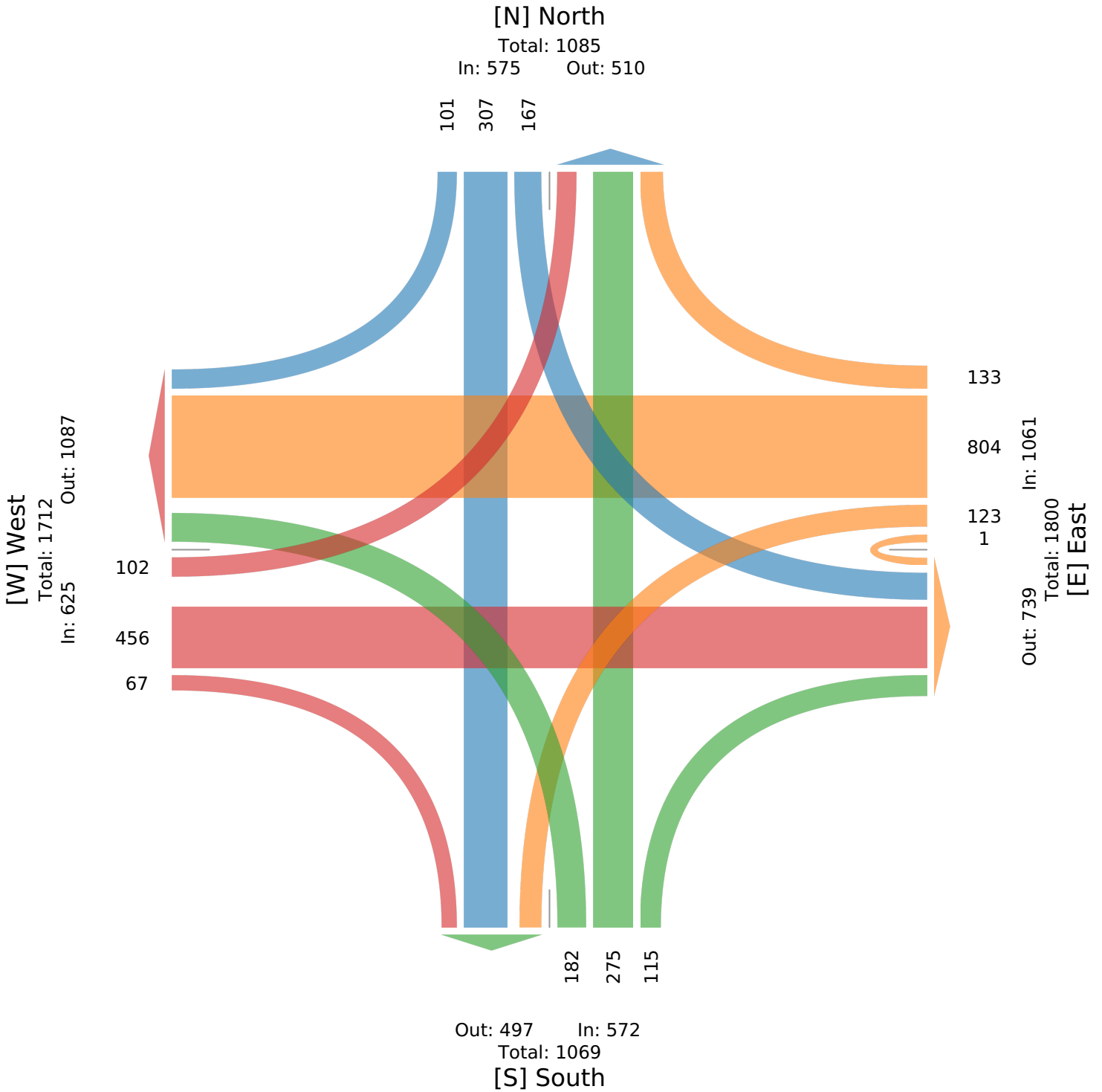
Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2025-03-13 7:45AM	46	67	35	0	148	45	74	19	0	138	22	118	16	0	156	39	201	31	0	271	713
8:00AM	48	84	39	0	171	42	84	18	0	144	32	126	16	0	174	31	189	42	0	262	751
8:15AM	44	55	19	0	118	47	77	38	0	162	31	111	18	0	160	31	217	29	1	278	718
8:30AM	44	69	22	0	135	33	72	26	0	131	17	101	17	0	135	22	197	31	0	250	651
Total	182	275	115	0	572	167	307	101	0	575	102	456	67	0	625	123	804	133	1	1061	2833
% Approach	31.8%	48.1%	20.1%	0%	-	29.0%	53.4%	17.6%	0%	-	16.3%	73.0%	10.7%	0%	-	11.6%	75.8%	12.5%	0.1%	-	-
% Total	6.4%	9.7%	4.1%	0%	20.2%	5.9%	10.8%	3.6%	0%	20.3%	3.6%	16.1%	2.4%	0%	22.1%	4.3%	28.4%	4.7%	0%	37.5%	-
PHF	0.948	0.818	0.737	-	0.836	0.888	0.914	0.664	-	0.887	0.797	0.905	0.931	-	0.898	0.788	0.926	0.792	0.250	0.954	0.943
Lights and Motorcycles	180	271	110	0	561	159	302	98	0	559	100	441	64	0	605	115	793	130	1	1039	2764
% Lights and Motorcycles	98.9%	98.5%	95.7%	0%	98.1%	95.2%	98.4%	97.0%	0%	97.2%	98.0%	96.7%	95.5%	0%	96.8%	93.5%	98.6%	97.7%	100%	97.9%	97.6%
Heavy	2	4	5	0	11	8	5	3	0	16	2	15	3	0	20	8	11	3	0	22	69
% Heavy	1.1%	1.5%	4.3%	0%	1.9%	4.8%	1.6%	3.0%	0%	2.8%	2.0%	3.3%	4.5%	0%	3.2%	6.5%	1.4%	2.3%	0%	2.1%	2.4%

*L: Left, R: Right, T: Thru, U: U-Turn

116TH ST & BROOKS SCHOOL RD - TMC
 Thu Mar 13, 2025
 AM Peak (Mar 13 2025 7:45AM - 8:45 AM)
 All Classes (Lights and Motorcycles, Heavy)
 All Movements
 ID: 1276515, Location: 39.957654, -85.942275



Provided by: A&F Engineering
 8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US



Intersection						
Int Delay, s/veh	1.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑		↘	↗
Traffic Vol, veh/h	35	727	1044	39	30	36
Future Vol, veh/h	35	727	1044	39	30	36
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	108	-	-	-	0	70
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	2	2	0	0	0
Mvmt Flow	38	790	1135	42	33	39

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	1177	0	-	0	1627 589
Stage 1	-	-	-	-	1156 -
Stage 2	-	-	-	-	471 -
Critical Hdwy	4.1	-	-	-	6.8 6.9
Critical Hdwy Stg 1	-	-	-	-	5.8 -
Critical Hdwy Stg 2	-	-	-	-	5.8 -
Follow-up Hdwy	2.2	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	601	-	-	-	95 457
Stage 1	-	-	-	-	266 -
Stage 2	-	-	-	-	600 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	601	-	-	-	89 457
Mov Cap-2 Maneuver	-	-	-	-	89 -
Stage 1	-	-	-	-	249 -
Stage 2	-	-	-	-	600 -

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.52	0	38.09
HCM LOS			E

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	601	-	-	-	89	457
HCM Lane V/C Ratio	0.063	-	-	-	0.367	0.086
HCM Ctrl Dly (s/v)	11.4	-	-	-	67.5	13.6
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0.2	-	-	-	1.4	0.3

Intersection						
Int Delay, s/veh	2.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↑↑	↑↑		↘	↗
Traffic Vol, veh/h	34	1273	933	29	37	34
Future Vol, veh/h	34	1273	933	29	37	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	108	-	-	-	0	70
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	37	1384	1014	32	40	37

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	1046	0	-	0	1796 523
Stage 1	-	-	-	-	1030 -
Stage 2	-	-	-	-	766 -
Critical Hdwy	4.1	-	-	-	6.8 6.9
Critical Hdwy Stg 1	-	-	-	-	5.8 -
Critical Hdwy Stg 2	-	-	-	-	5.8 -
Follow-up Hdwy	2.2	-	-	-	3.5 3.3
Pot Cap-1 Maneuver	673	-	-	-	73 504
Stage 1	-	-	-	-	310 -
Stage 2	-	-	-	-	425 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	673	-	-	-	69 504
Mov Cap-2 Maneuver	-	-	-	-	69 -
Stage 1	-	-	-	-	293 -
Stage 2	-	-	-	-	425 -

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.28	0	64.87
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	673	-	-	-	69	504
HCM Lane V/C Ratio	0.055	-	-	-	0.581	0.073
HCM Ctrl Dly (s/v)	10.7	-	-	-	112.8	12.7
HCM Lane LOS	B	-	-	-	F	B
HCM 95th %tile Q(veh)	0.2	-	-	-	2.5	0.2



Council Action Form

MEETING DATE	August 18, 2025			
TITLE	Consideration of a Special Exception to allow for a preschool use on a property zoned R2 – Residential at Cornerstone Lutheran Church Fishers with the common address 13450 E 116th Street (SE-25-2)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #:		Resolution #: R081825B	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>The Unified Development Ordinance ("UDO") requires City Council ("Council") action on Public & Institutional Uses as it relates to Schools, Preschool through K-12. Section 10.2.19. Special Exception the UDO states this requires more scrutiny and review because of potentially adverse impacts upon the immediate neighborhood and the community.</p> <p>Council shall review a Special Exception and its characteristics and impacts to determine its suitability in each location for the Zoning District in which the Commercial or Public and Institutional use is permitted;</p> <p>Carmel Lutheran Church Missouri Synod Inc dba Cornerstone Lutheran Church Fishers submitted Special Exception application, SE-25-2, for the addition of a childhood development center.</p> <p>A Petitioner Packet includes elevations and a site plan. A Engineering Memo from A&F Engineering, regarding traffic volumes, and a Engineering Memo from the Director of Engineering regarding connectivity are included.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold 1 st Reading & Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	<p>August 18, 2025 - 1st Reading & Public Hearing September 15, 2025 - Proposed Final Reading</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	<p>Staff recommends that Council hold 1st Reading and Public Hearing of the Special Exception.</p>	
SUPPLEMENTAL INFORMATION (List all attached documents)	<p>1. Draft Resolution 2. Petitioner Packet 3. Traffic Memos</p>	

ORDINANCE NO. 081825A
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 0.69 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around August 18, 2025, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around September 15, 2025, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as the Drees Premier Homes Inc Property.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 0.69 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the 10516 Collingswood Ln Property, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 2.** **Council District.** The above-described real estate is hereby assigned to City Council District 4 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 3. **Effective Date.** This ordinance shall be in full force and effect October 15, 2025 and as provided by Indiana law.

Section 4. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 15th day of September 2025.

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

YAY

NAY

ABSTAIN

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 was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2025, at _____ m.

ATTEST: _____
Jennifer L. Kehl, Fishers 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

EXHIBIT A

Legal Description of Real Estate

Lot Numbered Three (3) in COLLINGSWOOD SUBDIVISION, a subdivision in Hamilton County, Indiana, as per plat thereof, recorded in Plat Book 4, Page(s) 186-188 as amended in miscellaneous Record 148, Page(s) 569-570, in the Office of the Recorder of Hamilton County, Indiana.

Also including the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

10516 Collingswood Ln, Fishers, IN 46037
Parcel No. 13-15-08-00-00-005.000

EXHIBIT B
Graphic Depiction of Real Estate



10516 Collingswood Ln, Fishers, IN 46037
Parcel No. 13-15-08-00-00-005.000



Council Action Form

MEETING DATE	August 18, 2025			
TITLE	Request to approve a voluntary annexation of 0.69 acres, known as the Drees Premier Homes Inc property. Subject site is located at 10516 Collingswood Ln, Fishers, IN. (ANX-25-4)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input checked="" type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 081825A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input type="checkbox"/> Document must be recorded with the County Recorder's Office		<input checked="" type="checkbox"/> Document does not need recorded with the County Recorder's Office	
	<input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office			

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners."</p> <p>The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners.</p> <p>In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold First Reading & Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	<p>August 18, 2025 - Proposed 1st Reading & Public Hearing - City Council September 15, 2025 - Proposed Final Reading & Fiscal Plan - City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	<p>Staff recommends that Council hold 1st Reading and Public Hearing for the Drees Premier Homes Inc Property at 10516 Collingswood Ln, Fishers, IN. (ANX-25-4).</p>	
SUPPLEMENTAL INFORMATION (List all attached documents)	<p>1. Draft Ordinance</p>	