

**Fishers Planned Unit Development (PUD) Committee Minutes
June 4, 2025**

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

Members present: Howard Stevenson, Drew Bender, Pete Peterson, Shawn Curran, Megan Baumgartner.

Others present: Ross Hilleary, Kay Prange, Rodney Retzner, Grace Wiley, Christy Cashin, Gabrielle Herin, Rob McMurray, Jack Follmar, Eric Gleissner, Bill Butz, Valena Grillo, Casey Kacable, Jason Rusk, Matt Blankenship, Robbie Waggoner, Nick Alexander.

For Regular PUD Committee:

Torque Motor Suites

Address: 8545 Sunlight Drive

Parcel: 15-14-12-00-09-003.101

Case: PUD-24-21

Request: Request to approve site plan and architecture for a car condominium development located at 8545 Sunlight Drive.

Petitioner: Eric Gleissner (egleissner@civilsite.net)

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

Christy Cashin presented the Staff Report. Renderings and materials were reviewed for 12 car condo buildings.

Eric Gleissner from Civil Site Group noted that this is adjacent to Kiddie Academy. The PUD permits light industrial use. This is a concept for car enthusiasts including patios, pergolas, and outdoor areas. Staff recommends approval with TAC comments addressed.

In Committee discussion, Megan Baumgartner believes that the all-metal materials is a miss. Looking for brick. Pete Peterson stated that no masonry is a miss. Does not support. What prevents this from being a residential property. Can cars be worked on? Shawn Curran is looking for a description of auto maintenance vs. auto storage. Megan B. noted that covenants and restrictions need to say no overnight stays. How can that be enforced? Does not support.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to deny, seconded by Mr. Curran. The Motion to decline was approved, 5-0.

The Crossings Retail

Address: 9086 Maynard Lane

Parcel: 15-15-06-00-00-002.413

Case: PUD-25-7

Request: Request to approve site plan and architecture for two multi-tenant retail/restaurant buildings located at 9086 Maynard Lane.

Petitioner: Nick Alexander (nalexander@studiomarchitecture.net)

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

Christy Cashin presented the Staff Report. This is for 2 restaurant buildings as part of the Yard Phase II PUD at the Fishers Event Center Plaza. Starr Recommends approval with all TAC comments addressed.

Nick Alexander presented the architecture. The buildings are cousins, not siblings. He compared it om similarity to Sun King with a large center space. There will be 2-3 tenants per building and each building has 4 fronts. The balconies just opened up again.

Shawn Curran confirmed that there is a path connection to the Event Center. He gives kudos to the concept and noted that utilities may cost a parking space or two. Megan Baumgartner and Pete Peterson like the concept.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Ms. Baumgartner. The Motion was approved, 5-0.

Goodman Campbell

Address: 13690 Jack Walker Ln

Parcel: 13-11-24-00-01-001.000

Case: PUD-25-8

Request: Request to approve architecture for Goodman Campbell, which is an approximately 11,900 sq. ft. medical office building located in the MedTech PUD.

Petitioner: Bill Butz (bill.butz@kimley-horn.com)

Planner: Grace Wiley (wileyg@fishers.

Grace Wiley presented the Staff Report with site plan and elevations. Bill Butz was present to answer questions. Staff recommends approval with all TAC comments addressed.

Megan Baumgartner confirmed that the brick is gray.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Ms. Baumgartner. The Motion was approved, 5-0.

There were no items for Riverplace PUD Committee.

The meeting was adjourned at 5:37 pm.