



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 11/5/2025 at 6:00 PM

**ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

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

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

- 1. Call to Order**
- 2. Pledge of Allegiance to The Flag of The United States**
- 3. Roll Call**
- 4. Approval of Previous Minutes**
 - a. 8-6-25 Minutes
- 5. Public Hearings**
 - a. **UDO Update**
Parcel: Citywide
Case: TA-25-4
Request: Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations and 12. Definitions.
Applicant: City of Fishers
Planner: Ross Hilleary (hillearyr@fishersin.gov)
- 6. Staff Communication**

a. **Plan Commission**
6:00 PM

- January 7, 2026
- February 4, 2026
- March 4, 2026
- April 1, 2026
- May 6, 2026
- June 3, 2026
- July 1, 2026
- August 5, 2026
- September 2, 2026
- October 7, 2026
- November 4, 2026

December 2, 2026

7. Summary of Council Action

8. Adjournment

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
August 6, 2025**

The meeting of the Advisory Plan Commission convened at 6:00 p.m.

Mr. Stevenson confirmed quorum and called the meeting to order.

A roll call was taken and those members present were: Selina Stoller, Howard Stevenson, Kim Logan, Angie Frazier, Rick Fain, Brad DeReamer, Bruce Molter. Pete Peterson and Katie Jackson were not present.

Others present: Rodney Retzner, Ross Hilleary, Paul Walters, Kay Prange, Sue and Jack Follmar, Frank and Angelique Casale, Corey Cates, Ward Snarr.

Mr. Stevenson asked for a Motion for the Minutes of the 6-4-25 Meeting. Ms. Stoller a Motion to approve, seconded by Ms. Logan. The Minutes were approved, 7-0.

Public Hearings:

Weathertight Roofing

Case: RZ-25-5

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

Petitioner: Wardney Snarr, CorGroup (wsnarrpe@corgroup.us) on behalf of Weathertight Roofing

Staff: Ross Hilleary (hillearyr@fishersin.gov)

Ross Hilleary presented the rezone request from an R-2 to a C-1 with conditions:

Conditions within the Ordinance:

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

An elevation was presented, but architecture is not finalized. There was a neighborhood meeting but no one attended. Staff recommends approval with the above conditions.

Corey Cates of Weathertight Roofing presented the background on the operation, which is currently at 8945 South Street. He agreed to work with the City.

It is recommended not to connect to Kroger due to the condition of 118th St. This is an item for Fishers Engineering.

Ms. Stoller asked for a privacy berm for the property with a swimming pool.

Mr. Stevenson opened the Public Comment portion of the meeting.

Frank Casale (11805 Walker Lane)- He lives in the property with the swimming pool. He asked for a fence around the Weathertight property- the property is empty and it is now used as a foot traffic cut-through to Kroger. The fence will correct that problem. He also has concerns about noise level for deliveries and the machine shop which will be on site.

Angelique Casale (11805 Walker Lane)- also agreed that a fence is needed.

Mr. Cates noted that very little building material will be delivered- it mostly goes from the manufacturer to the job site. Mr. DeReamer added that Olio is controlled by the county, which is why the light to enter the Kroger is on 116th St. Ms. Stoller asked to get Engineering out to keep people from cutting through.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to send a favorable recommendation to Council, with the 6 conditions and that the Petitioner work with Planning and Engineering, seconded by Mr. Molter. The motion was approved, 7-0.

The Meeting was adjourned at 6:20 pm.

Respectfully Submitted by:
Kay Prange, Recording Secretary

DRAFT



Advisory Plan Commission Staff Report

Meeting Date: November 5, 2025

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

CASE NUMBER:
TA-25-4

PETITIONER:
City of Fishers

PROPERTY ADDRESS/LOCATION:
Citywide

REQUEST: Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations and 12. Definitions.

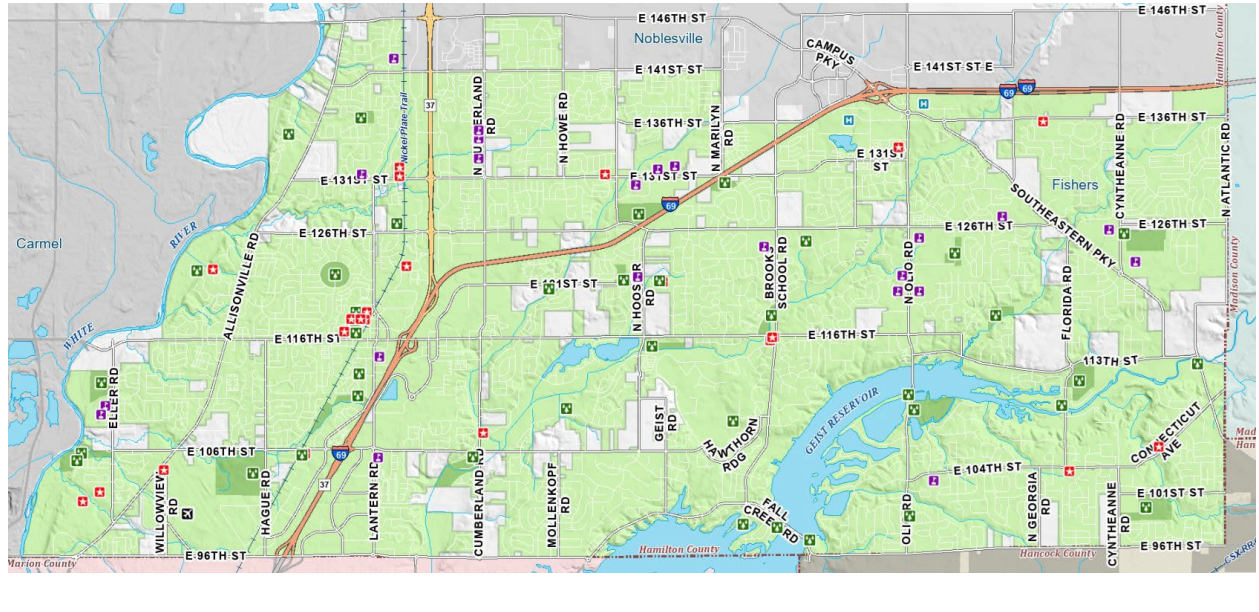
APPLICABLE REGULATIONS:
City of Fishers Unified
Development Ordinance

EXISTING ZONING:
N/A

FISHERS 2040:
N/A

Lot Size: N/A

LOCATION MAP



STAFF RECOMMENDATION

Favorable Recommendation Unfavorable Recommendation No Recommendation

ZONING OVERVIEW:

Chapter 3. Zoning Districts Section 3.3.6. C-Low Commerical Low Impact District incorrectly had the main floor area listed as 4,500 sqft minimum. This was an error and should have been 4,500 sqft maximum. Below are the changes recommended to the UDO:

Chapter 3. Zoning Districts
Section 3.3.6. C-Low Commerical Low Impact District

<u>4. Building Floor Area</u>	
<u>4a. Main Floor area (min) (maximum)</u>	<u>4,500 square feet</u>

The City of Fishers UDO currently does not language of Car Condominiums or have definition for Car Condominiums. Below are the changes recommended to the UDO for Chapter 5. Use Regulations and Chapter 12. Definitions:

Chapter 5. Use Regulations
Chapter 5.1.5. Permitted Use Table

<i>Use Category Specific Use</i>	<i>Residential</i>									<i>Nonresidential</i>						<i>Other</i>	
<i>INDUSTRIAL</i>	<i>ER</i>	<i>R1</i>	<i>R2</i>	<i>R3</i>	<i>R4</i>	<i>R5</i>	<i>MF</i>	<i>TCR</i>	<i>MP</i>	<i>CI</i>	<i>C2</i>	<i>C3</i>	<i>EN</i>	<i>I1</i>	<i>MA</i>	<i>AG</i>	<i>OS</i>
<i>Car Condominium</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Chapter 12. Definitions

C

Car Condominium.

A facility for long term storage of vehicles, maintenance on vehicles, workshops or lounges for vehicle enthusiasts, or other shared spaces for vehicle enthusiasts.

PUBLIC COMMENTS:

There has been no public comments at the time of writing this staff report.

STAFF RECOMMENDATION:

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has a favorable recommendation.

This item is anticipated to go to the City Council on November 17, 2025 for Final Reading.

STAFF RECOMMENDATION

Favorable Recommendation Unfavorable Recommendation No Recommendation

ORDINANCE NO. 100625A

**AN ORDINANCE OF THE COMMON COUNCIL
AMENDING THE ZONING ORDINANCE
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.**

WHEREAS, this is an ordinance to amend the Zoning Ordinance of the City of Fishers (the “City”).

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. TA-25-4 as required by law in regard to the Text Amendment; and

WHEREAS, the Plan Commission, at its meeting on the November 5, 2025 sent a _____ recommendation to the Common Council by a vote of _____ in favor and _____ opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

Section 1. AMENDMENT. This Text Amendment amends certain sections of the Unified Development Ordinance;

Section 2. PRUPOSE STATEMENT. The purpose of this ordinance is to refine certain regulatory language in the furtherance of the overall Purpose & Intent provisions of Chapter 3. Zoning Districts, Chapter 5. Use Regulations, and Chapter 12. Definitions (Exhibit A).

UNLESS SPECIFICALLY AMENDED BY REFERENCE HEREIN, ALL REMAINING TERMS AND CONDITIONS OF THE COMPREHENSIVE PLAN SHALL CONTINUE IN FULL FORCE AND EFFECT AND ARE HEREBY RATIFIED AND AFFIRMED.

SO BE IT ORDAINED by the Common Council of The City of Fishers, Hamilton County, Indiana this 17th of November, 2025.

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

YAY

NAY

ABSTAIN

	Pete Peterson, Member		
	John DeLucia, Member		
	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

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

Unified Development Ordinance

Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 12. Definitions

Chapter 3. Zoning Districts

Section 3.3.6. C-Low Commercial Low Impact District

4. Building Floor Area	
4a. Main Floor area (min) (maximum)	4,500 square feet

Chapter 5. Use Regulations

Chapter 5.1.5. Permitted Use Table

Use Category Specific Use	Residential									Nonresidential					Other		
	ER	R1	R2	R3	R4	R5	MF	TCR	MP	C1	C2	C3	EN	I1	MA	AG	OS
Car Condominium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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