



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION: Plat Committee**

**DATE: 11/5/2025 at 4:00 PM**

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

Members of the public are encouraged to [submit comments to the board via this form](#) 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/Plat](http://FishersIN.gov/Plat).

- 1. Call to order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Previous Minutes**
  - a. 9-3-25 Minutes
- 4. Public Hearings**
  - a. **Kenwood Subdivision**  
**Parcel:** 13-11-28-00-00-007.001, 13-11-28-00-00-004.000  
**Case:** PP-25-13  
**Request:** Request to approve a Primary Plat of 9 lots on 6.49 acres, known as the Kenwood Subdivision property. Subject site is generally located east of Promise Road and south of E 136th Street  
**Applicant:** Gavinn Bakker ([gavinn.bakker@kimley-horn.com](mailto:gavinn.bakker@kimley-horn.com))  
**Planner:** Ross Hilleary ([hillearyr@fishersin.gov](mailto:hillearyr@fishersin.gov))
- 5. Old Business**
- 6. New Business**

**7. Staff Communication**

**a. Plat Committee  
4:00 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

**8. Board Signatures – Findings of Fact**

**9. Adjournment**

**CITY OF FISHERS  
Plat Committee MINUTES  
September 3, 2025**

**The Plat Committee was convened at 4:00 p.m. by Ross Hilleary**

A roll call was taken - members present - Ross Hilleary, Selina Stoller. Hatem Mekky was not in attendance.

Others present: Rodney Retzner from Krieg DeVault, Paul Walter, Grace Wiley, Kay Prange, Sue and Jack Follmar, Rex Ramage, Barclay Grayson, Josh Betz, Brandon Burke. Baldev S. Thind.

**Mr. Hilleary asked for a Motion for approval of 7/2/25 Minutes. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary The Minutes were approved 2-0.**

**Public Hearings:**

**Canterwood (Gerardot)**

**Address:** 11052 Cumberland Rd.

**Parcel:** 13-15-05-00-00-035.001, 13-15-05-00-00-034.001, 13-15-05-00-00-034.000

**Case:** PP-25-9

**Request:** Request to approve a Primary Plat of 21 lots on 9.07 acres, known as the Gerardot property. Subject site has the common address of 11052 Cumberland Rd, Fishers, IN.

**Petitioner:** Brandon Burke ([bburke@hwcengineering.com](mailto:bburke@hwcengineering.com))

**Planner:** [wileyg@fishers.in.us](mailto:wileyg@fishers.in.us)

Grace Wiley presented the Staff Report and the previous meeting summaries for this property. Staff recommends approval. Rex Ramage with Pulte stated that construction would start in October.

**Mr. Hilleary opened the Public Comment portion of the meeting.**

Bob (last name unknown) (11209 Cumberland)- spoke about privacy issues.

Jennifer Stricker (Spyglass Falls) – spoke about privacy and plans to keep trees. Which ones stay and which wants go. When will it be surveyed? She wants to be there.

Mike Gulliver (no address)- spoke about the fence and trees.

Barclay Grayson (9962 Deering St.)- Is this a done deal? Concerned with loss of privacy and traffic.

**Mr. Hilleary closed the Public Comment portion of the meeting.**

Mr. Hilleary explained that this was heard by the Plan Commission. If it meets all requirements, we are obligated to approve. Mr. Ramage stated that 7 trees per 100ft. will be kept. The pond size will be increased. Mr. Hilleary stated that Plat Committee is obligated to approve, and that Staff will work with the builder on these issues of concern.

**Mr. Hilleary asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary. The Motion was approved, 2-0.**

**Bowser Subdivision**

**Address:** 6630 E. 96<sup>th</sup> St.

**Parcel:** 14-14-10-04-04-014.000

**Case:** PP-25-11

**Request:** Request to approve a Primary Plat of two (2) lots on 2.3 acres, known as the Bowser Subdivision. Subject site is generally located at north of 96th Street, with a common address of 6630 E 96th Street.

**Petitioner:** Andrew Brindley ([andrew@he-homes.com](mailto:andrew@he-homes.com))

**Planner:** [wileyg@fishers.in.us](mailto:wileyg@fishers.in.us)

Grace Wiley presented the Staff Report. The property is undeveloped and zoned R2. Staff recommends approval with the condition that TAC comments are addressed. Josh Betz, with CEC Inc., the surveyors, was available for questions.

**Mr. Hilleary opened the meeting to Public Comment.**

**Seeing no one from the Public to speak, he closed the Public Comment portion of the meeting.**

The committee discussed Entrances that would be designed. Vehicular access will be determined by the Hamilton county Highway Dept. The primary Plat has been reviewed by the TAC committee and all outstanding comments must be satisfactorily addressed.

**Mr. Hilleary asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Mr. Hilleary. The Motion was approved, 2-0.**

**The meeting was adjourned at 4:20.**



# Plat Committee Staff Report

Meeting Date: November 5, 2025

**DEPARTMENT CONTACT:**  
Christy Cashin ([cashinc@fishersin.gov](mailto:cashinc@fishersin.gov))

**CASE NUMBER:**  
PP-25-13

**PETITIONER:**  
Gavinn Bakker  
([gavinn.bakker@kimley-horn.com](mailto:gavinn.bakker@kimley-horn.com))

**PROPERTY ADDRESS/LOCATION:**  
13-11-28-00-00-007.001 & 13-11-28-00-00-004.000

**REQUEST:** Request to approve a Primary Plat of 9 lots on 6.49 acres, known as the Kenwood Subdivision property. Subject site is generally located east of Promise Road and south of E 136th Street

<b>APPLICABLE REGULATIONS:</b> City of Fishers UDO	<b>EXISTING ZONING:</b> R2 Residential	<b>FISHERS 2040:</b> Suburban Residential
---	---	--

**LOT SIZE:** 6.49 acres

### LOCATION MAP



### STAFF RECOMMENDATION

Approve     
  Continue     
  Deny     
  No Recommendation

**ZONING HISTORY:**

The 6.49 acres is zoned R2 Residential. It is not located within the City of Fishers Corporate Limits and is currently going through the annexation process.



Zoning Map

---

**SUMMARY OF PUBLIC COMMENTS:**

At the time of writing this staff report, no public comments were received.

---

**PETITION OVERVIEW:**

Gavinn Bakker of Kimley-Horn on behalf Drees Homes request to subdivide the existing two parcels of 6.49 acres into nine (9) lots for single-family homes.

Lot Standards:

The proposed lots meet the UDO meet the minimum requirements of the for R2 Residential.

Vehicular Access & Street Design:

Access Determination for Lots 1 - 4 will be assessed off a shared drive from of E 136<sup>th</sup> Street and Lots 5 - 9 will be accessed off a shared drive from Promise Road.

Pedestrian Improvements:

Pedestrian Improvement will be included on E 136<sup>th</sup> Street.

Open Space and Landscaping:

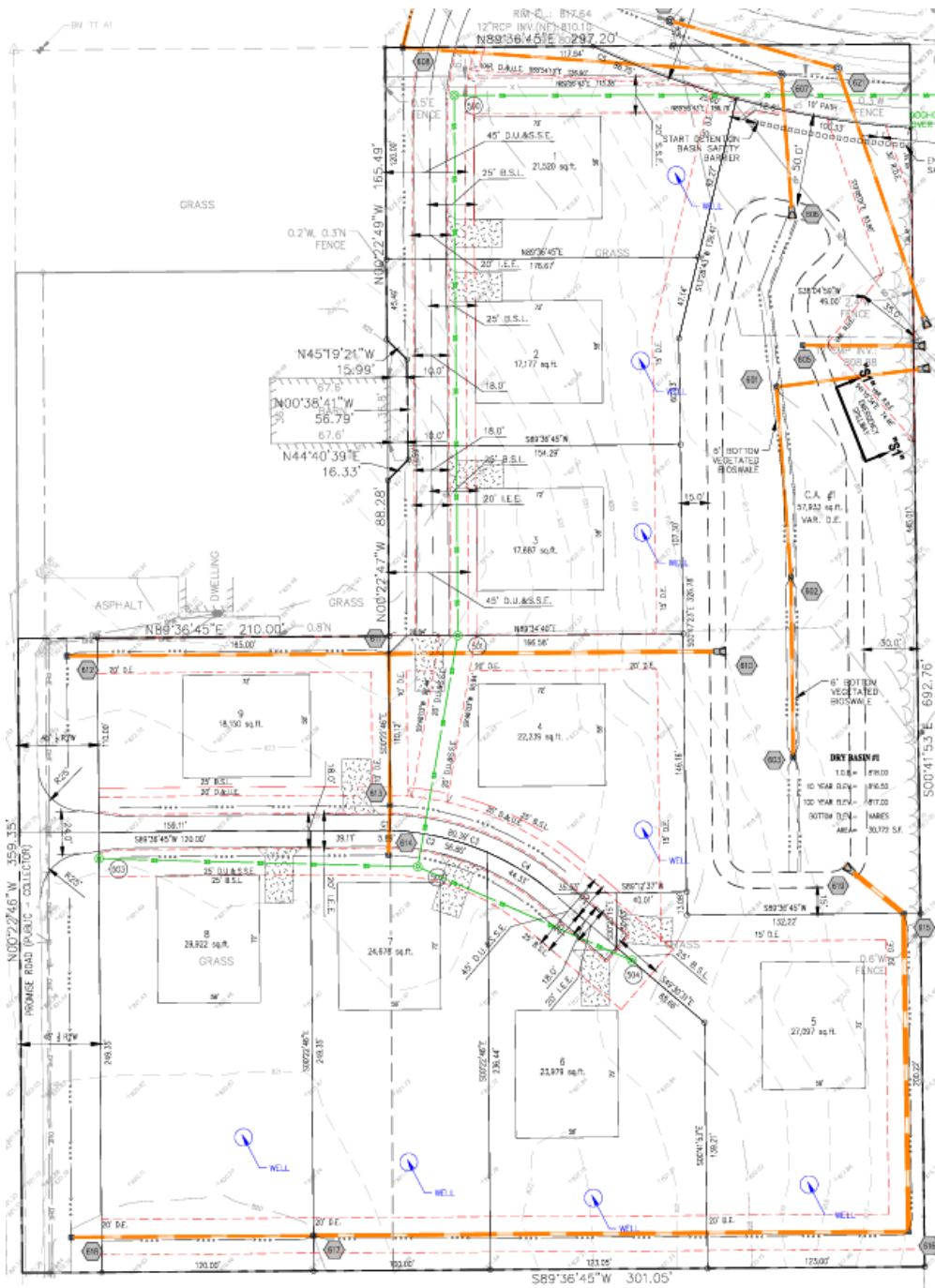
No Open Space requirements. A dry basin is required for stormwater management.

Utilities:

Development will be required to coordinate all utilities.

Waivers Requested:

None.



Proposed Primary Plat

**STAFF RECOMMENDATION:**

The Primary Plat went before the Technical Advisory Committee (TAC) on September 25, 2025. Staff recommended approval on the condition that all TAC comments are addressed.

**STAFF RECOMMENDATION**

- Approve     
  Continue     
  Deny     
  No Recommendation

PLANS PREPARED BY:  
 KIMLEY-HORN & ASSOCIATES  
 500 EAST 96TH STREET, SUITE 300  
 INDIANAPOLIS, IN 46240  
 CONTACT: GAVINN BAKKER  
 PHONE: (317) 238-3032  
 EMAIL: GAVINN.BAKKER@KIMLEY-HORN.COM

PLANS PREPARED FOR:  
 DREES HOMES  
 920 EAST 96TH STREET, SUITE 100  
 INDIANAPOLIS, IN 46240  
 CONTACT: STUART HUCKELBERRY  
 PHONE: (317) 850-6165

PROJECT INFORMATION	
TOTAL ACRES	6.50 ACRES
9 LOTS	1.38 LOTS PER ACRE
TOTAL C.A. AREA	1.33 ACs
USEABLE OPEN SPACE	1.33 ACs
OPEN SPACE PERCENTAGE	20.5%

# KENWOOD PRIMARY PLAT (PP-25-13) FISHERS, INDIANA DREES HOMES



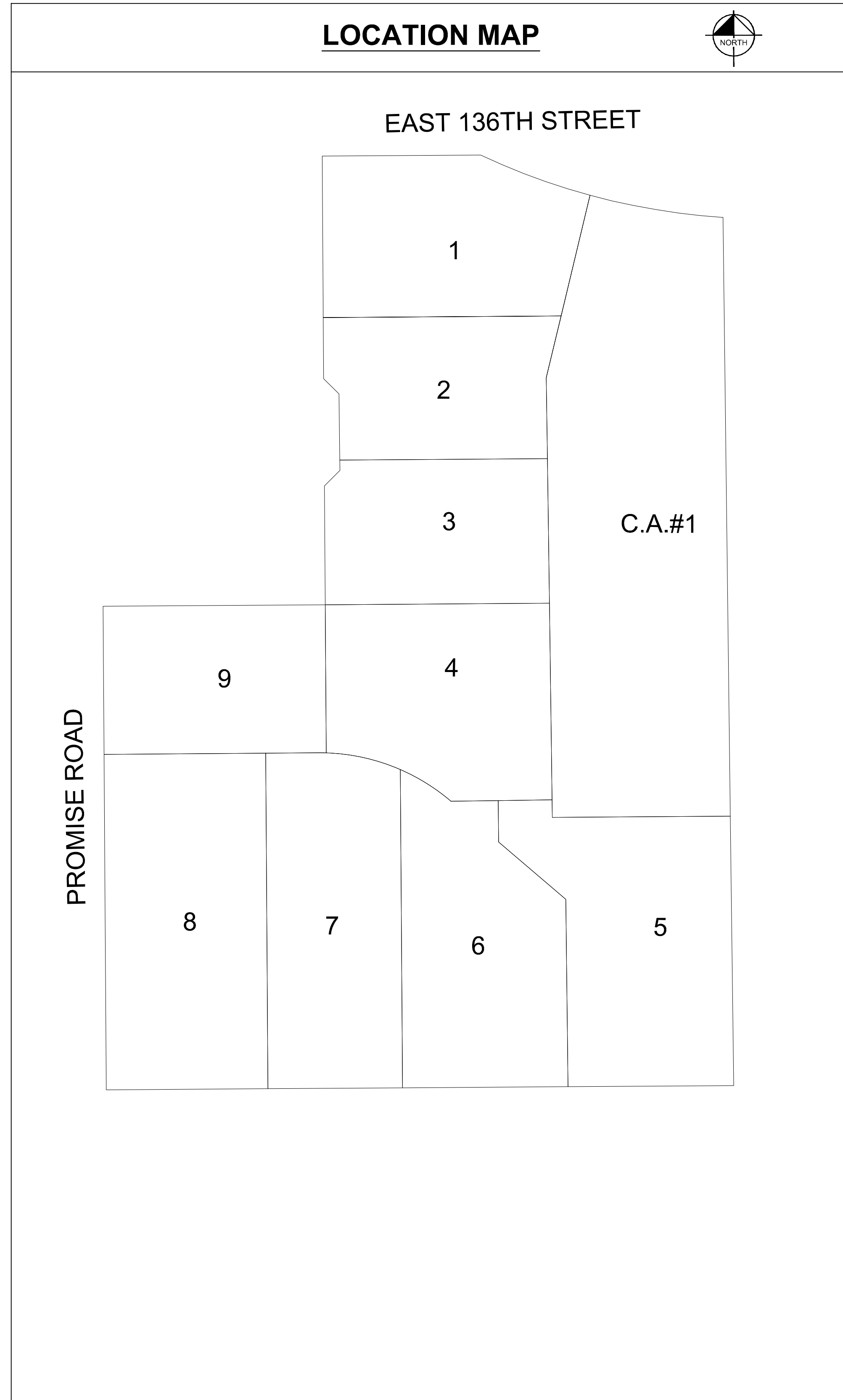
## SOILS MAP

NTS

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in ACP	Percent of ACP
Mu3	Medium clay loam, 0 to 12 percent slopes, severely eroded	5.0	53.1%
Wu	Wooded silty clay loam, 0 to 2 percent slopes	0.1	0.9%
YsA	Brookston silty clay loam/Urban land complex, 0 to 2 percent slopes	1.1	11.3%
YsA	Cooper silty loam, very heavy subsoil/Urban land complex, 0 to 2 percent slopes	2.4	25.7%
YsB2	Medium silty loam/Urban land complex, 2 to 8 percent slopes, eroded	0.8	9.0%
Totals for Areas of Interest		9.4	99.0%

PROJECT LOCATION



## LOCATION MAP



## VICINITY MAP

PROJECT LOCATION

Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
C101	PRIMARY PLAT
C200	UTILITY PLAN
C201	OPEN SPACE PLAN

**NOTES:**  
 THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE FISHERS STANDARD CONSTRUCTION DETAILS AND CONSTRUCTION SPECIFICATIONS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE CONTRACTOR SHALL SCHEDULE A SITE PRE-CONSTRUCTION MEETING WITH THE FISHERS DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ON THE SITE BEING STARTED.

THE FINAL SITE INSPECTION WILL NOT BE PERFORMED BY THE FISHERS DEPARTMENT OF ENGINEERING INSPECTOR UNTIL ALL SITE AND RIGHT-OF-WAY WORK IS COMPLETED.

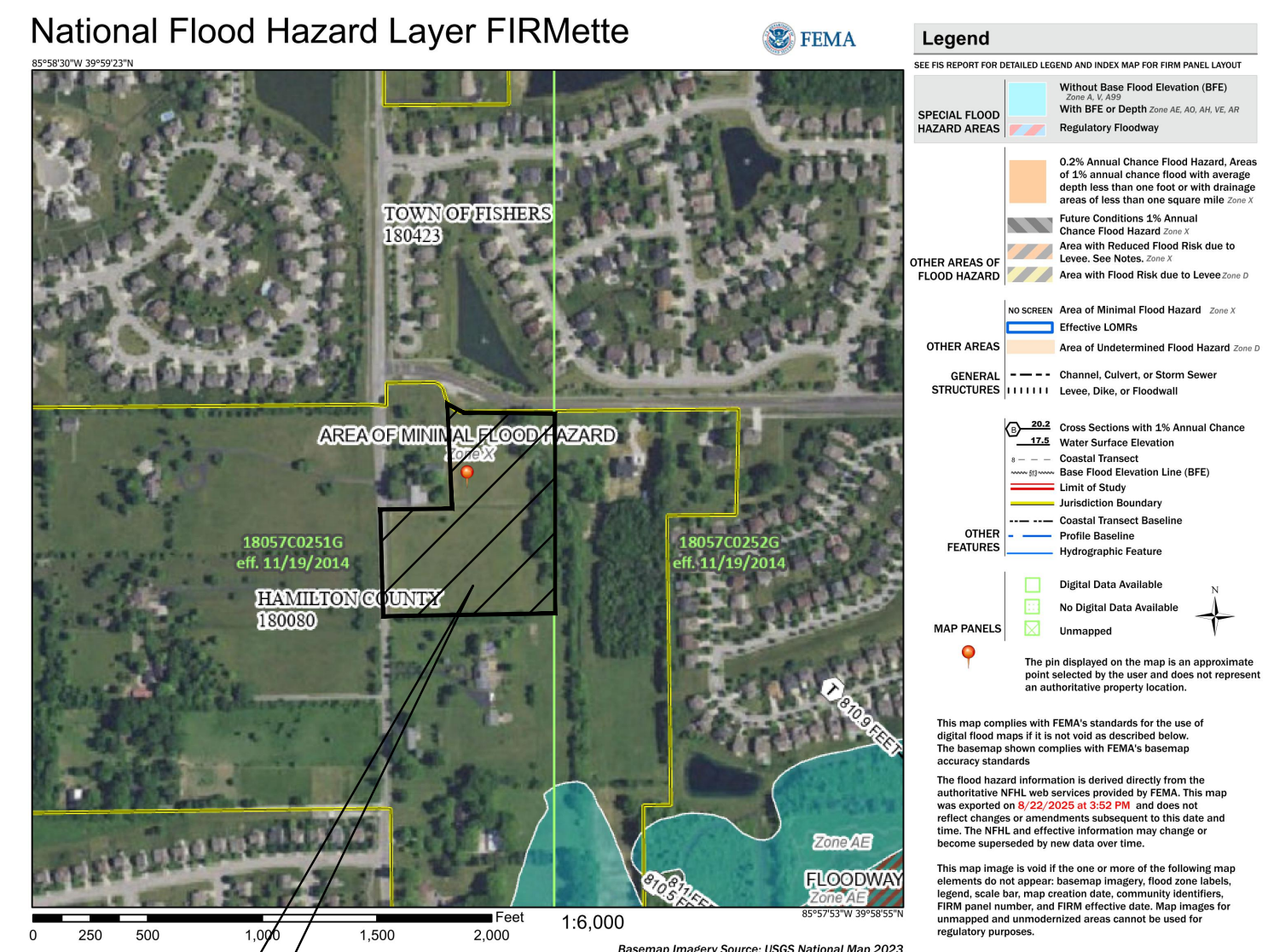
SITE RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED IN THE FISHERS STANDARD FORMAT PRIOR TO ENGINEERING DEPT. RELEASE OF THE COMPLETED SITE.

A CITY OF FISHERS RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR UTILITY WORK CROSSING EXISTING PUBLIC RIGHT-OF-WAY.

UTILITY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR WITHIN 5' OF EXISTING PUBLIC RIGHT-OF-WAY PAVEMENT REQUIRES FLOWABLE FILL.

ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, CURB/STONE SHOULDERS, SIGNAGE, ETC. REPAIRS SHALL COINCIDE WITH THE ADJOINING ROAD.

ALL PERIMETER PATHS AND COMMON AREA SIDEWALKS OR PATHS ARE TO BE CONSTRUCTED AS PART OF THE SITE INFRASTRUCTURE. INDIVIDUAL LOT SIDEWALKS ARE TO BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.



## FLOOD MAP

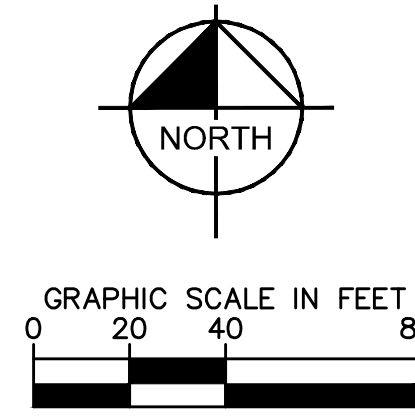
NTS

**FLOOD HAZARD STATEMENT:**  
 THIS PROJECT LIES WITHIN ZONE X. PER FIRM MAP NO. 18057C0251G DATED NOVEMBER 19, 2014 OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCE FLOOD INSURANCE RATE MAP.

Drawing name: K:\IND\_DEV\170129001\_RoadSub\_P\_P\_Fishers\_JAN\Design\CADD\PlanSheets\COVER SHEET.dwg C100 Sep 30, 2025 4:04pm by Gavinn.Bakker  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SCALE: AS NOTED	DESIGNED BY: GPB	DRAWN BY: GPB	CHECKED BY: BAH	NO.	DATE
APPROVAL PENDING NOT FOR CONSTRUCTION					
Drees HOMES					
COVER SHEET					
KENWOOD PRIMARY PLAT					
ORIGINAL ISSUE: 9/2/2025					
KHA PROJECT NO. 170129001					
SHEET NUMBER					
C100					
©2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: GAVINN.BAKKER@KIMLEY-HORN.COM WWW.KIMLEY-HORN.COM					
REVISIONS PER TAC COMMENTS 1 REVISIONS 09/30/2025 GPB BY					

# KENWOOD PRIMARY PLAT PP-25-13 FISHERS, INDIANA



**LEGEND**

21	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.I.&S.S.E.	DRAINAGE, UTILITY, AND SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
I.E.E.	INGRESS/EGRESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
- - -	EASEMENT LINE

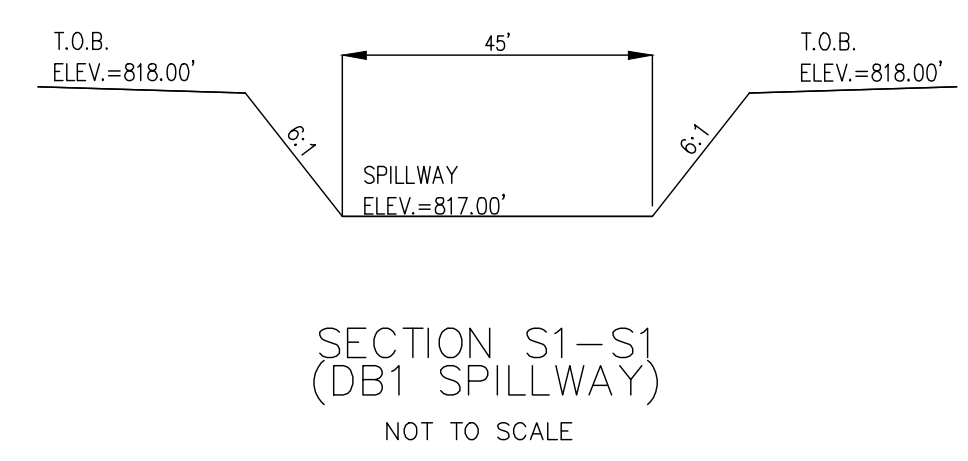
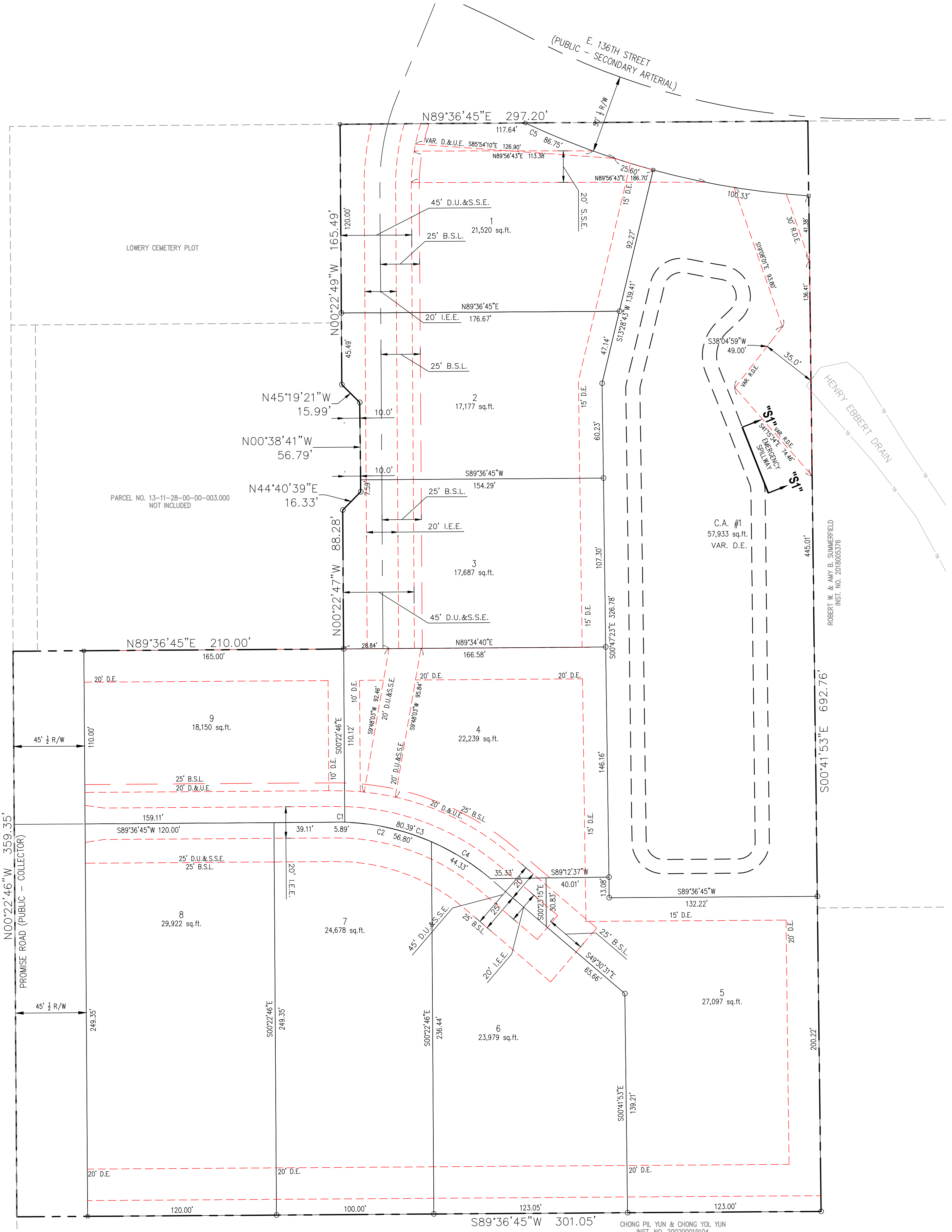
**LEGAL DESCRIPTION**

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 5 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE NORTHWEST CORNER OF SAID EAST HALF QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST (BEARING BASIS IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE) 210.00 FEET TO THE POINT OF BEGINNING, WITNESSED BY A REBAR WITH A CAP STAMPED MILLER 007 LOCATED 0.85 FEET SOUTH; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST 297.20 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 53 SECONDS EAST 692.77, PASSING THROUGH A REBAR WITH A CAP STAMPED "S&A 0008" AT 45.00 FEET, ENDPOINT BEING REFERENCED BY A REBAR WITH NO CAP LOCATED 0.22 FEET EAST AND 0.83 FEET NORTH; THENCE SOUTH 89 DEGREES 36 MINUTES 45 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 511.05 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER SECTION, PASSING THROUGH A PIPE AT 495.55 FEET; THENCE ALONG SAID WEST LINE OF THE EAST HALF QUARTER SECTION NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST 389.35 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 210.00 FEET, BEING REFERENCED BY A REBAR WITH A CAP STAMPED MILLER 007 LOCATED 0.46 FEET EAST AND 0.83 FEET SOUTH; THENCE NORTH 00 DEGREES 22 MINUTES 46 SECONDS WEST PARALLEL WITH SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER SECTION 333.40 FEET TO THE POINT OF BEGINNING, PASSING THROUGH A PINCH PIPE AT 206.52 FEET AND AN IRON PIPE AT 316.15 FEET. CONTAINING 6.49 ACRES, MORE OR LESS.

**PARCEL CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	5.89'	S89°15'44"E	5.89'	2°15'00"	2.95'
C2	150.00'	56.80'	S77°17'19"E	56.47'	21°41'51"	28.75'
C3	150.00'	80.39'	S72°47'00"E	79.43'	30°42'29"	41.19'
C4	150.00'	44.33'	S57°58'27"E	44.16'	16°55'52"	22.33'
C5	500.00'	86.75'	N69°49'54"W	86.65'	9°56'29"	43.49'

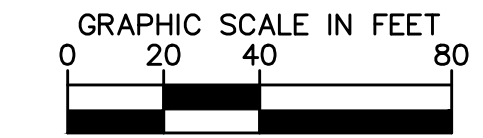
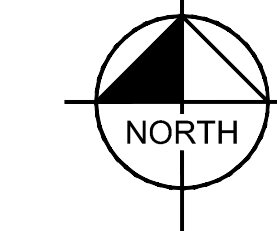


SECTION S1-S1  
(DB1 SPILLWAY)  
NOT TO SCALE

Drawing name: K:\IND\_DEV\170129001\_RoadSub\_P\Plats\Kenwood\_PP-25-13.dwg C101 Sep 30, 2025 4:04pm by: Gavin.Baker  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

<b>Kimley»Horn</b>	<b>Drees HOMES</b>	<b>PRIMARY PLAT</b>	<b>Kenwood PRIMARY PLAT</b>	ORIGINAL ISSUE: 9/2/2025 KHA PROJECT NO. 170129001 SHEET NUMBER <b>C101</b>
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: Gavin.Baker@kimley-horn.com WWW.KIMLEY-HORN.COM	APPROVAL PENDING NOT FOR CONSTRUCTION	SCALE: AS NOTED	DESIGNED BY: GPB DRAWN BY: GPB CHECKED BY: BAH	REVISIONS PER TAC COMMENTS 09/30/2025 DATE BY

# KENWOOD PRIMARY PLAT PP-25-13 FISHERS, INDIANA

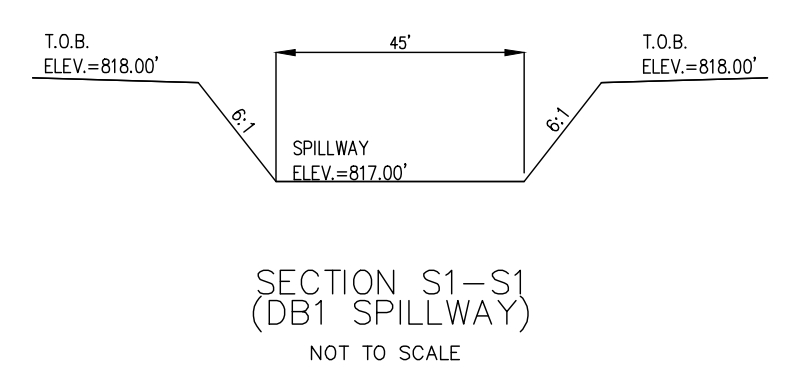
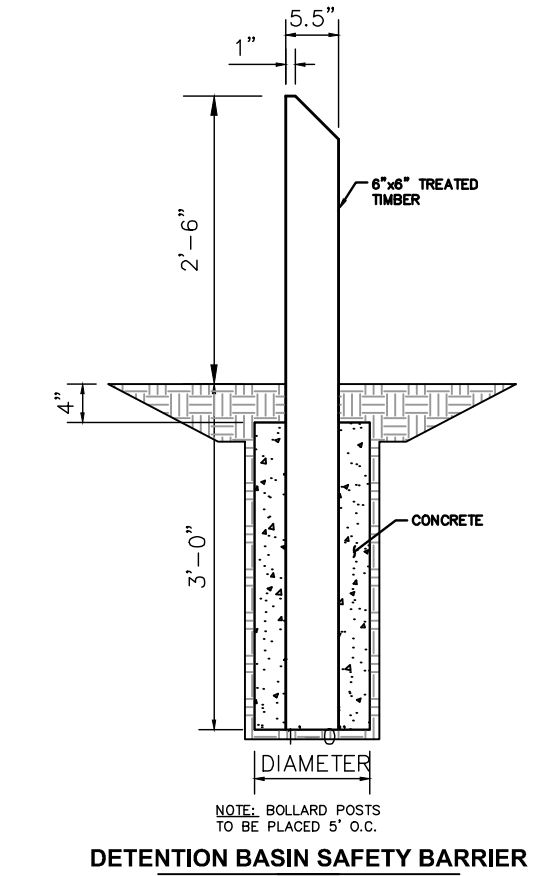
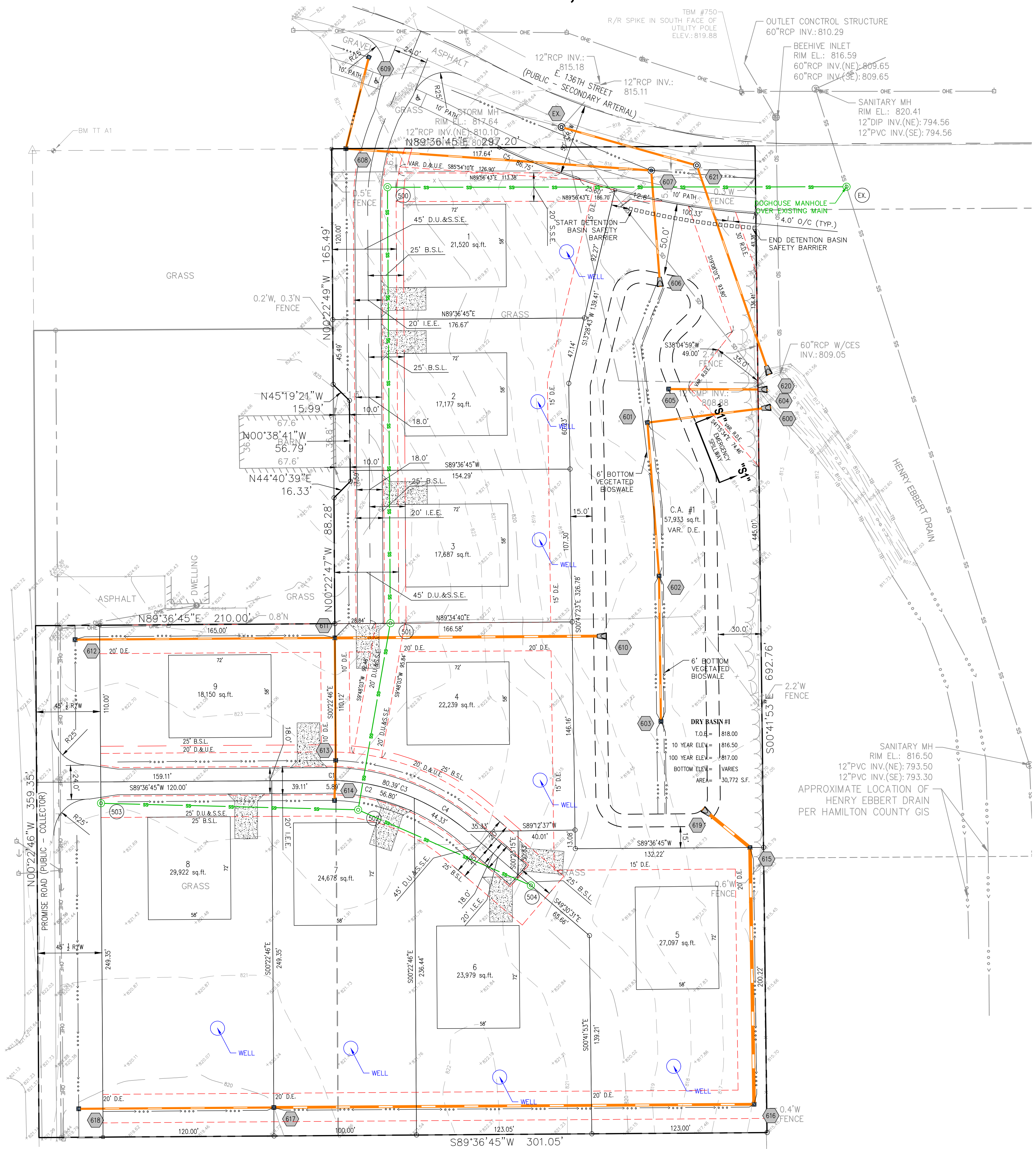


### LEGEND

- 21 LOT NUMBER
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. DRAINAGE, UTILITY, AND SANITARY SEWER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- I.E.E. INGRESS/EGRESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- - - - - EASEMENT LINE

### LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)  
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED (PER INDOT DETAILS)
- RIP-RAP
- PAD



Drawing name: K:\IND\DEV\170129001\_Roadsheet\_PP\_Fishers\_JAN\Design\CADD\PlanSheets\UTILITY PLAN.dwg C200 Sep 30, 2025 4:06pm by Gavin.Baker  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

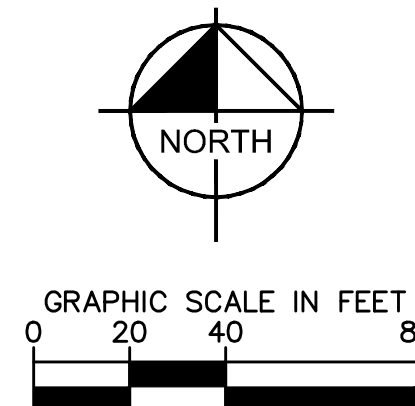
SCALE: AS NOTED	DESIGNED BY: GPB	DRAWN BY: GPB	CHECKED BY: BAH	REVISED BY: BAH	DATE
APPROVAL PENDING NOT FOR CONSTRUCTION					
UTILITY PLAN					
KENWOOD PRIMARY PLAT					
ORIGINAL ISSUE: 9/2/2025 KHA PROJECT NO. 170129001 SHEET NUMBER <b>C200</b>					
				REVISIONS PER TAC COMMENTS 1	09/30/2025 GPB

# KENWOOD

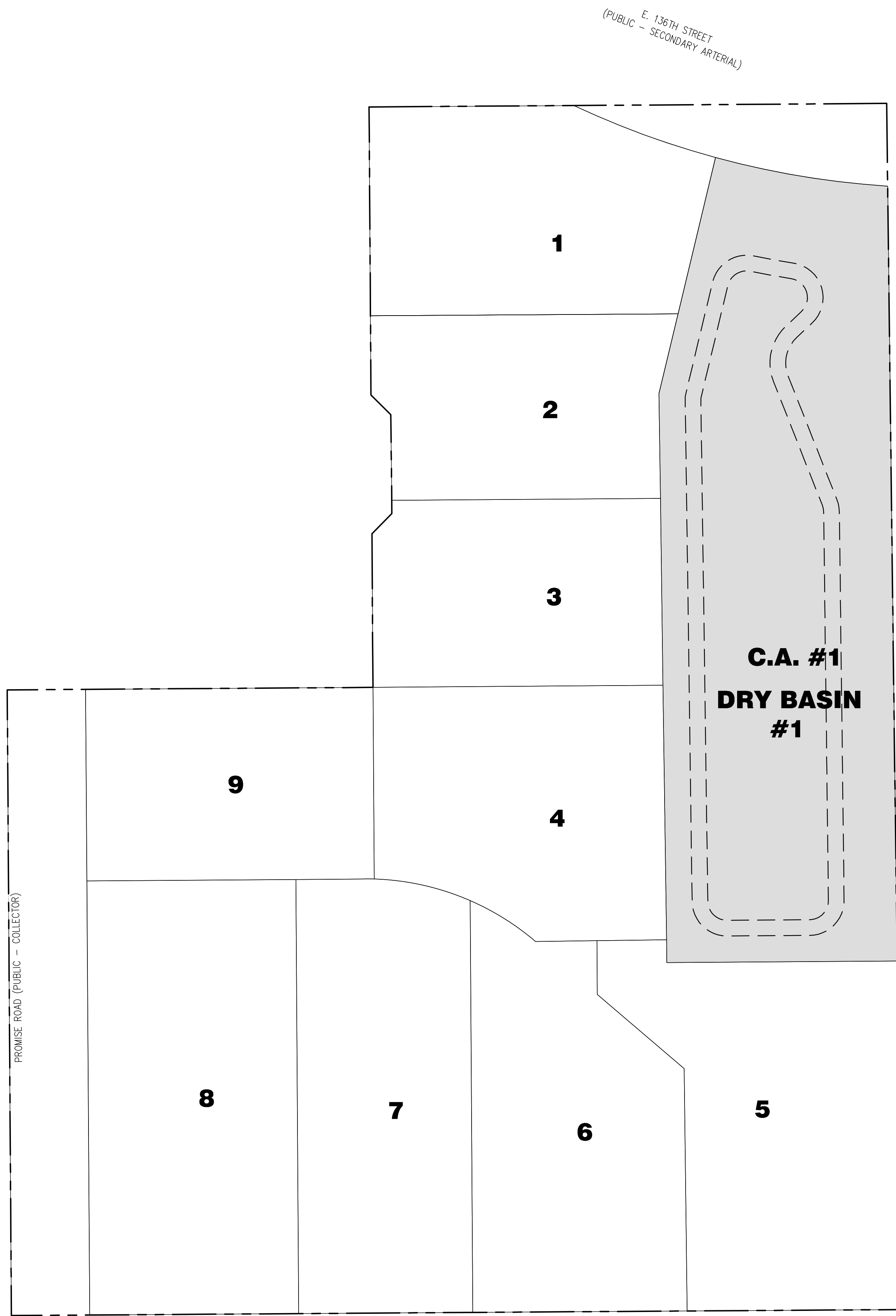
## PRIMARY PLAT

### PP-25-13

## FISHERS, INDIANA



COMMON AREA SUMMARY (OPEN SPACE)	
CA #1	57,933 SQ.FT.
TOTAL	57,933 SQ.FT.



Drawing name: K:\IND\_DEV\170129001\_Roads\Bldg\_PP\_Fishers\_JAN\Design\CADD\PlanSheets\OPEN SPACE PLANNING C201 Sep 30, 2025 4:04pm by: Gavin Baker  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

	<b>PRIMARY PLAT</b>	<b>KENWOOD PRIMARY PLAT</b>		SCALE: AS NOTED DESIGNED BY: GPB DRAWN BY: GPB CHECKED BY: BAH
APPROVAL PENDING NOT FOR CONSTRUCTION		©2025 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-238-3032 EMAIL: Gavin.Baker@kimley-horn.com WWW.KIMLEY-HORN.COM		
ORIGINAL ISSUE: 9/2/2025		REVISIONS PER TAC COMMENTS		
KHA PROJECT NO. 170129001		1 09/30/2025 GPB BY		
SHEET NUMBER <b>C201</b>		REVISIONS		