

APPROVED

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. 118<sup>th</sup> Street

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

**Staff:** Ross Hilleary ([hillearyr@fishersin.gov](mailto: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 118<sup>th</sup> 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 116<sup>th</sup> 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

Kay Prange

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