



BOARD/COMMISSION: City Council

DATE: 2/23/2026

**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:

NONE

3. Proclamations:

Go Pink for Hailey

Proclamation - Go Pink For Hailey Month 2026

4. Presentations:

a. HSE High School - *We the People State Champions*

b. Employee Service Awards

i. 35 years:

Anthony Holland

Jim Alderman

Greg Scheele
Stephen White

ii. 25 years:
Michael Zajdel

iii. 20 Years:
Michael Hamilton
Robert Hackett
Jeffrey Stephenson
Thomas Brooks
Melissa Crowe

5. Department Reports

a. Health Department Report

Health Department Report - 02-23-2026

6. Consent Agenda

a. Request to approve the previous meeting minutes from the January 20, 2026, Fishers City Council meeting.

Minutes - 01-20-2026

b. R022326 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Resolution - R022326

City Funds Transfers - Exhibit A - R022326

City Funds Transfers - Council Action Form - R022326

Regular Agenda - Budget/Financial

NONE

Regular Agenda - Economic Development

NONE

Regular Agenda - Government/Miscellaneous

7. 022326 - Request to Amend Chapter 180, Miscellaneous Fees of the Health Department, of the City of Fishers Code of Ordinances - 1st, 2nd & 3rd Reading

Request to Amend Chapter 180 Health Department Fees - Ordinance - 022326

Request to Amend Chapter 180 Health Department Fees - CAF - 022326

8. 022326A - Request to Approve an Amendment to the 2026 Salary Ordinance - 1st, 2nd & 3rd Reading

2026 Salary Ordinance Amendment Request to Approve - Ordinance - 022326A

2026 Salary Ordinance Amendment Request to Approve - Exhibit A - 022326A

2026 Salary Ordinance Amendment Request to Approve - CAF - 022326A

Regular Agenda - Planning & Zoning

9. 012026C - Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road (RZ-26-1) - Final Reading

RZ-26-1 Memory Story Cottage -10990 Brooks Rd - Ordinance - 012026C

RZ-26-1 Memory Story Cottage -10990 Brooks Rd - Petitioner Packet- 012026C

RZ-26-1 Memory Story Cottage -10990 Brooks Rd - Staff Report - 012026C

RZ-26-1 Memory Story Cottage -10990 Brooks Rd - Traffic Letter - 012026C

RZ-26-1 Memory Story Cottage - 10990 Brooks Rd - Public Comments - 012026C

RZ-26-1 Memory Story Cottage -10990 Brooks Rd - CAF - 012026C

10. 022326B - Consideration of a text amendment to the IKEA PUD, including the subdivision of one Lot 1 (IKEA) and 3 Blocks, and to update the uses and standards of the proposed Block A and Block B (TA-26-1) - 1st Reading

TA-26-1 IKEA PUD TA - Draft Ordinance - 022326B

TA-26-1 IKEA PUD TA - Council Action Form - 022326B

11. 022326C - Consideration of a text amendment to the Fishers 2040 Plan to update the Thoroughfare Plan (TA-26-1) - 1st Reading

TA-26-2 Fishers 2040 Plan TA - Draft Ordinance - 022326C

TA-26-2 Fishers 2040 Plan TA - Draft Thoroughfare Plan - 022326C

TA-26-2 Fishers 2040 Plan TA - Council Action Form - 022326C

Lynnwood Hills Annexation

12. 111725E – Request to Approve a Voluntary Annexation of 77.064 acres known as Lynnwood Hills Subdivision - PUBLIC HEARING

Lynnwood Hills Annexation - Ordinance - 111725E

Lynnwood Hills Annexation - Exhibit A - 111725E

Lynnwood Hills Annexation - CAF - 111725E

13. Regular Items - Any other Unfinished / New Business

14. Regular Items - Community Comment

Community Comments - 02-23-2025

15. Regular Items - Meeting Adjournment

Minutes - 02-23-2026

[MEET_FOOT]

City of Fishers PROCLAMATION

WHEREAS, Hailey Buzbee was a loving daughter, sister, and friend known to her loved ones as a bright, hardworking young woman who loved music, books, and spending time with her family and,

WHEREAS, Hailey filled each day with love, purpose, and joy and,

WHEREAS, the Buzbee Family is grateful for the community's support and requests that she be remembered for her passions and loving spirit and,

WHEREAS, the City of Fishers mourns alongside the Buzbee Family and desires to honor Hailey and her family by Going Pink for Hailey and,

WHEREAS, exterior lighting on City buildings will change to pink and pink ribbons will be placed along 116th Street, and at all City properties, including City Hall, Fishers Community Center, State Road 37, Fire Stations, and along the Nickel Plate Trail and,

WHEREAS, the City welcomes the community to the Art Gallery at Fishers City Hall to view *Hailey*, a portrait of Hailey Buzbee by local artist and Fall Creek Junior High art teacher Shelley Feeney, and share written condolences and messages of remembrance on the *We Love Hailey* canvas and,

WHEREAS, the Fishers Community Center welcomes the community to share written condolences and messages of remembrance on the *We Love Hailey* canvas as well as place memorial items or tributes for Hailey and her family.

NOW, THEREFORE, I, SCOTT FADNESS, MAYOR OF THE CITY OF FISHERS, DO HEREBY PROCLAIM THE MONTH OF FEBRUARY AS

GO PINK FOR HAILEY MONTH

**IN THE CITY OF FISHERS AND ALL RESIDENTS
ARE ENCOURAGED TO CELEBRATE IT.**



Signed this 5th day of February, 2026,

A handwritten signature in black ink, appearing to read "Scott Fadness", is written over a horizontal line.

Scott Fadness, Mayor
City of Fishers



Fishers Health Department Update – 2/23/2026

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 received (total \$524,634).

Strategic Planning and Annual Report

- Three pillars of focus: Mental Health, Healthy Living, and Aging Well. Community Health Improvement activities are ongoing with over 230 responses to date.
- Strategic plan framework for 2026 – 2028 in development, on track for completion by end of June. Present framework includes 37 Key Performance Outcomes with 144 Key Performance Indicators.
- Annual report currently in draft. Planned publication by April.

Core Services:

- FHD clinic and administration located at the Fishers Community Center at 11400 Johnson Farm Way.
- Clinical Services: 179 clinical appointments in January. Vaccines available for all ages, travel consults with travel vaccines and preventative medication prescriptions, and testing and treatment for conditions such as TB, STIs, lead and others. Ne: biometrics screening services for glucose, cholesterol, BMI as part of Healthy Living programming for chronic disease risk identification. [Schedule an appointment](#) with us or visit Walk-In Wednesdays from 8:30-4:30 when many services are available without an appointment.
- Health Education: Offering K-12 lessons in HSE schools and public health sessions for 3rd grade field trips. Hosting Aging Well education series for older adults with 5 sessions in Feb. and March, and 5 sessions on Mental Health. Launching Heart Health education sessions during February Heart Health Month with biometric services available for participants on 2/19. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Review of Food Grades show A Grades increased to 96.8% in 2025, up from 87.8% in 2023. Certified Pool Operator course scheduled for April 13-14, 2026. [Schedule online](#).
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. Wellness Wander at area parks to resume in March once weather warms with continued focus on mental health, mindfulness, and connection with nature.
- Social Work: All emergency detentions referred to social worker. In-home fall prevention program and *SteppingOn* fall prevention course continuing with success. Two more courses scheduled for 2026.

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 February and March. More information [here](#).

Grants and Funding:

- \$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](#). Two grants awarded this school year - \$500 to Resiliency Club at Fishers Junior High School for yoga and \$500 to HSE Pickle Ball club.
- FHD received \$3,500 grant award from NEHA FDA for standardization efforts and submitted for \$7,500 of remaining \$10,000. Received \$75,000 extension from IDOH to continue Health Issues and Challenges grant supporting social worker.
- All health department contracts are posted [here](#). Posted part-time vital records and clinic admin support role.
- FHD Internship Program opportunities for 2026 now open. One candidate selected to begin in May.



Table 1. Select Metrics

Services Overview		
	January 2026	Jan - Dec, 2026
Health Services		
Communicable Disease Investigations	28	28
Routine Vaccination Appointments	129	129
Testing & Screening Appointments	36	36
Travel Clinic Appointments	14	14
Fee Services		
Birth Certificates (copies)	200	200
Death Certificates (copies)	907	907
Food Inspections	58	58
Pool Inspections	0	0
Other Environmental Inspections	3	3
Health Education		
Community Members Reached	1,345	1,345
Number of Sessions	15	15
Public Health Social Work		
Unique Residents Supported	73	73
Encounters for Service	129	129
Referrals to Community Resources	88	88
Emergency Detentions Supported	9	9
Fall Prevention In-Home Assessments	2	2
Stigma Free Fishers Users	511	511

**Fishers City Council Meeting
Minutes
January 20, 2026**

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

BOARD/COMMISSION: City Council Meeting

DATE: 1/20/2026

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

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

1. Meeting Called to Order with the Pledge of Allegiance

- President John DeLucia called the meeting to order at 7:00 p.m. Present were Tiffanie Ditlevson, Pete Peterson, Brad DeReamer, John Weingardt, Todd Zimmerman, and Bill Stuart. Selina Stoller and Cecilia Coble were absent. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lindsey Bennett, Hatem Mekky, Jake Reardon-McSoley, Lisa Bradford, Jordin Alexander, Megan Baumgartner, Ashley Elrod, Chief Ed Gebhart, Monica Heltz, Traci Nicholson, Rick Lawrence, Benjamin Ford, Seth Donlan, Henry Swick, Jiayi Song, Safoora Shahid, Jack Follmar, Fred Catio, Mary Catio, Mathew Branz, Malek Smadi, Shelley, Chip and Ella Bradway, Logan Powell, Denise Thomason, Tahomen Hiday, Bruce Walker, Mark and Rachell Davis, Emilie Rains, Ross Reinhardt, Gary Mead, Larry Lannan

2. Announcements: None

3. Proclamations: None

4. Presentations: None

5. Council Committee Reports

a. Finance Committee Report

- Chairman John Weingardt gave a brief report.

6. Department Reports

a. Health Department Report

7. Consent Agenda:

- a. Request to approve the previous **Fishers City Council meeting minutes from December 15, 2025.**
- b. **R012026** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.
- **Pete Peterson made a motion to approve the Consent Agenda. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**

REGULAR AGENDA

Business/ Financial

- 8. R012026A** - Resolution Authorizing the City Controller to Appropriate Additional 2026 Stormwater Funds - **Public Hearing**
 - **Lisa Bradford gave her presentation to the city council members.**

- **President John DeLucia opened the meeting to Public Hearing. No one came forward and the Public Hearing was closed.**
- **Pete Peterson made a motion to approve resolution R012026A. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**

Economic Development

- 9. R012026B - Resolution Approving Statement of Benefits and Abatement for INCOG**
- **Megan Baumgartner gave her presentation to the city council members.**
 - **Pete Peterson made a motion to approve resolution R012026B. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**

Government/Miscellaneous

- 10. R012026C - Request to Approve Interlocal Agreement with Hamilton County (131st Street & Brook School Road Intersection Improvement)**
- **Lindsey Bennett gave her presentation to the city council members.**
 - **Pete Peterson made a motion to approve resolution R012026C. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
- 11. 012026 - Request to Approve an Amendment to Section 35.30 of the City of Fishers Code of Ordinances (Fee Schedule) - 1st, 2nd & 3rd Reading**
- **Lindsey Bennett gave her presentation to the city council members.**
 - **Pete Peterson made a motion to suspend the rules and approve ordinance 012026 on the 1st Reading. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
 - **Pete Peterson made a motion to approve ordinance 012026. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
- 12. 012026A – Request to Approve an Amendment to Section 72.17, and Section 74.01 and Section 75.01 of the Fishers Code of Ordinances (Residential Parking Permit) - 1st, 2nd & 3rd Reading**
- **Lindsey Bennett gave her presentation to the city council members.**
 - **Pete Peterson made a motion to suspend the rules and approve ordinance 012026A on the 1st Reading. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
 - **Pete Peterson made a motion to approve ordinance 012026A. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.**
- 13. 012026B - Request to Approve an Amendment to Chapter 163 of the Fishers Code of Ordinances (Home Rental Registration Program) - 1st, 2nd & 3rd Reading**
- **Lindsey Bennett gave her presentation to the city council members.**

- Pete Peterson made a motion to suspend the rules and approve ordinance 012026B on the 1st Reading. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.
- Pete Peterson made a motion to approve ordinance 012026B. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion carried.

Planning & Zoning
REGULAR ITEMS

14. 012026C - Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road (RZ-26-1) - **1st Reading**

- Ross Hilleary gave his presentation to the city council members.
- Rick Lawrence from Story Custom Development and Story Cottage came forward to discuss the project. The cottage will have 12 bedrooms and will start at \$11,000 a month.
- Pete Peterson made a motion to have the 1st Reading on 012026C

15. Any other Unfinished / New Business

- Brad DeReamer brought up House Bill 1152. The bill includes HOA's can not raise dues if there isn't a majority of the homeowners attend the meetings and vote on it. He also brought up House bill 1001. This bill eliminates the cities and towns zoning abilities for residential developments.

16. Community Comment

- Gary Mead, Malek Smadi, and Mary Catio all came forward all spoke against the memory cottages wanting to build on Brooks School Road between 116th Street and Fall Creek. Near Breakwater addition). They do not want commercial/businesses in that area. They are concerned with property values going down and additional traffic in the area.
- Ross Reinhardt thanked the city and Public Works Department for clearing the trails. It makes it easier to get around on the trails. Ross also said he and his family visited White River Park. They really liked it.
- Henry with the Mayor's Youth Academy thanked the city for the continued support of the trail infrastructure.

17. Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,



Jennifer L. Kehl
Fishers City Clerk

DATE: JANUARY 20, 2026

PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1 Traci Nicholson	11070 Napa Valley Ln
2 Rick Lawrence	
3 Benjamin Ford	40743 Sheffield Ct.
4 Seth Dornan	8665 Weaver Woods PLC
5 Henry Swick	10184 Night Hawk Dr
6 Jiayi Song	9983 Soaring Eagle Ln
7 Safoora Shahid	11026 Silvertree Ct.
8 Jack Folmar	13791 Old Oak Dr
9 FRED CATO	265 BREAKWATER DR
10 MATTHEW BRANZ	9446 ASHLAKE LANE
11 Shelley Bradway	Sunbeam circle
12 Amy Bradway	"
13 Ella Bradway	"
14 Logan Russell	11503 Raven Dr
15 Denise Thomas	10777 BURNING RIDGE LN
16 Tahman Hidy	12315 Schnodhauer Rd
17 Brian Walker	270 Breakwater Dr
18 Mark & Roseell Davis	Breakwater Dr
19 Emilie Rains	8498 Pioneer Trail
20 Ross Perichardt	
21	
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**Finance Committee Meeting
Minutes
January 20, 2026**

BOARD/COMMISSION: City of Fishers Finance Committee

DATE: 1/20/2026

DIRECTIONS: Fishers Municipal Center: Nickel Plate Conference Room, 1 Municipal Drive, Fishers, IN 46038

FINANCE COMMITTEE MEETING, 6:30 P.M., 3RD FLOOR, NICKEL PLATE CONFERENCE ROOM

1. Meeting Called to Order

- The Meeting was called to order by Chairman John Weingardt. Present were John DeLucia, Todd Zimmerman, and Bill Stuart. Cecilia Coble was absent. Others present were Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lisa Bradford, and Larry Lannan.

2. Announcements: NONE

3. Consent Agenda

- a. Request to review the previous meeting memoranda: Minutes for November 12, 2026
- Bill Stuart made a motion to approve the minutes from November 12, 2026. John DeLucia seconded the motion. Bill Stuart, John DeLucia, and John Weingardt all votes yay. Todd Zommerman abstained. The vote was 3-Yay, 0-Nay, and 1-Abstain. The motion passed.
- b. **R012026** - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds:
- Bill Stuart made a motion to send resolution **R012026** to the full council for approval. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

RESOLUTIONS:

- 4. **R012026A** - A Resolution Of The Common Council Authorizing the City Controller To Appropriate and Transfer Additional Stormwater Utility Funds:
- John DeLucia made a motion to send resolution **R012026A** to the full council for approval. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Regular Items

- 5. Any other Unfinished / New Business
- Lisa Bradford spoke and told the members that there will be an update on the Community Center finances soon.

- Lisa asked the members if they wanted to keep the meetings the day and time they are currently set. All the members present would like things to stay the same.
 - Lisa said information on TIF's and other items will be discussed during a future meeting.
6. Meeting Adjournment
- Todd Zimmeman made a motion to adjourn the meeting. John DeLucia seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
 - The meeting adjourned at 6:40 p.m.

Respectfully submitted,



Jennifer L. Kehl
Fishers City Clerk

**BUDGET & FINANCE COMMITTEE REPORT
COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

* This is a Report of the Budget & Finance Committee. Minutes of the committee meeting can be found online at <https://fishersin.gov/agenda-center/>

John Weingardt, Chairperson
Cecilia Coble, Committee Member
John P. DeLucia, Committee Member
Bill Stuart, Committee Member
Todd Zimmerman, Committee Member

Meeting Date: 1/20/2026

RESOLUTIONS

1. R0112026 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

- Passage
- Non-Passage
- Amendment
- No Recommendation

2. R012026A - A Resolution Of The Common Council Authorizing The City Controller To Appropriate And Transfer Additional Stormwater Utility Funds.

- Passage
- Non-Passage
- Amendment
- No Recommendation

ATTEST:


Jennifer L. Kehl, Fishers City Clerk

This instrument was prepared by: Lindsey M. Bennett, Corporation Council, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038



Fishers Health Department Update – 1/19/2026

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 received (total \$524,634).

Community Health Assessment and Annual Report

- Three pillars of focus: Mental Health, Healthy Living, and Aging Well. Community Health Improvement activities are ongoing with over 140 responses to date.

Core Services:

- FHD clinic and administration located at the Fishers Community Center at 11400 Johnson Farm Way.
- Clinical Services: 277 clinical appointments in December. All vaccines are available for all ages, travel consults with travel vaccines and preventative medication prescriptions, testing and treatment for conditions such as TB, STIs, lead and others. [Schedule an appointment](#) with us or visit Walk-In Wednesdays from 8:30-4:30 when no appointments are needed for many services.
- Health Education: Offering K-12 lessons in HSE schools and public health sessions for 3rd grade field trips. Hosting Aging Well education series for older adults with 6 sessions in Jan. and Feb., and 4 sessions on Mental Health. Launching Heart Health education sessions during February Heart Health Month. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Continued pursuit of food FDA standardization for inspectors with standards 2,3, & 7 complete. Certified Pool Operator course scheduled for April 13-14, 2026. [Schedule online](#).
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. December Wellness Wander is at Cumberland Park. Focuses on mental health, mindfulness and connection with nature. Hosted Second Annual International Survivors of Suicide Loss Day on 11/22 with 25 participants.
- Social Work: All emergency detentions referred to social worker. Fall prevention program continuing with great success. Third *SteppingOn* fall prevention course began earlier this month. Two more courses scheduled for 2026.

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 January and February. More information [here](#).

Grants and Funding:

- \$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](#). Two grants awarded this school year - \$500 to Resiliency Club at Fishers Junior High School for yoga and \$500 to HSE Pickle Ball club.
- FHD received \$3,500 grant award from NEHA FDA for standardization efforts and submitted for \$7,500 of remaining \$10,000. Completed NACCHO grant serve as Peer Ambassador for innovative local epidemiological approaches to public health; Received \$75,000 extension from IDOH to continue Health Issues and Challenges grant supporting social worker.
- All health department contracts are posted [here](#). Offered open nurse and school health liaison role to candidate and working with HR for start date.
- FHD Internship Program opportunities for 2026 now open.



Table 1. Select Metrics

Services Overview		
	December 2025	Jan - Dec, 2025
Health Services		
Communicable Disease Investigations	33	332
Routine Vaccination Appointments	214	2,578
Testing & Screening Appointments	46	344
Travel Clinic Appointments	17	138
Fee Services		
Birth Certificates (copies)	118	1,371
Death Certificates (copies)	888	6,137
Food Inspections	41	851
Pool Inspections	0	85
Other Environmental Inspections	2	40
Health Education		
Community Members Reached	1,014	25,030
Number of Sessions	15	242
Public Health Social Work		
Unique Residents Supported	84	1,243
Encounters for Service	116	1,721
Referrals to Community Resources	151	2,084
Emergency Detentions Supported	12	179
Fall Prevention In-Home Assessments	4	87
Stigma Free Fishers Users	495	11,926

1 row added or updated (shown in yellow)

Row 1

Full Name	Gary Meade
Full Address	295 Breakwater Drive Fishers IN 46037
Email Address	gary@gandkmeade.com
Meeting Date	01/20/26
Project Name/Resolution Number	Story Cottage PUD
Comment	<p>My name is Gary Meade, 19-year homeowner residing at 295 Breakwater Drive. I am a long term HOA Board member representing the 39 homes in the Breakwater development. Our annual HOA meeting had the highest turn out in years in December due to opposition to the Story Cottage petition. Our opposition to this Petition- now a PUD has not changed. We were told at the council meeting that the petition was being withdrawn and might be renewed in the future which is contrary to the statement UNTIL NEXT MONTH.</p> <p>We are not in opposition to MEMORY care homes in general and believe there is a need; however, we are opposed to this specific location that is in the middle of an area that is all residential bordering Breakwater, Hamilton Proper, Hawthornes and three private houses on Brook School Road. As a point of reference, there are NO commercial properties on Brook School Road between Fall Creek Road and 116th street. Should this be approved seems the three single adjoining residences could become targets for commercial use. The opposition reasons remain the same as our Board</p>

President Todd McMullen laid out to the council in writing and verbally at the planning commission meeting. I will not repeat his comments.

I plan to attend Tuesday's meeting.

Should this come to a future vote please vote NO to this Story Cottage PUD petition.

Gary Meade

Would you like to receive email communications and

Yes

NF Nelson &
Frankenberger, LLC

Attorneys at Law

11350 North Meridian Street, Suite 320, Carmel, Indiana 46032 317-844-0106



JAMES E. SHINAVER
LAWRENCE J. KEMPER *
JOHN B. FLATT *
FREDRIC LAWRENCE
VALERIE L. MATHEIS **
BRYNN C. THOMPSON **
KYLE T. DINN
JANE B. MERRILL – Of Counsel

JON C. DOBOSIEWICZ
Land Use Professional

*Also licensed in Kentucky
**Also licensed in Illinois

January 20, 2026

**RE: Notice of Neighborhood Meeting – Story Cottage
Story Cottage PUD**

Dear Neighbor:

I would like to invite you to a neighborhood meeting that will occur on Thursday, January 29, 2026 at 6:30 pm at The Hawthorns Country Club, 12255 Club Point Drive, Fishers, Indiana 46037.

During this neighborhood meeting we will review with you a rezone application filed by Story Cottage who is requesting rezone approval of the “Story Cottage PUD” to permit the operation of a memory care group home on property commonly known as 10982 and 10990 Brooks School Road. Enclosed with this letter is a Story Cottage Informational Brochure for review.

Following our neighborhood meeting, this rezone request will appear before the Fishers Plan Commission at Fishers City Hall for a public hearing on Wednesday, February 4, 2026, at 6:00 p.m., for which you will receive a separate mailed notice via regular mail sent by the City of Fishers. Of course, you are also welcome to attend the Plan Commission public hearing and any other hearings thereafter occurring.

We look forward to meeting with you and discussing our plans at the neighborhood meeting scheduled for Thursday, January 29, 2026 at 6:30 pm at The Hawthorns Country Club, 12255 Club Point Drive, Fishers, Indiana 46037.

In the interim, should you have any questions, please do not hesitate to contact me at 317-844-0106 or by e-mail at rick@nf-law.com.

Very truly yours,

NELSON & FRANKENBERGER, LLC

A handwritten signature in black ink, appearing to read "Rick Lawrence".

Rick Lawrence

Story Cottage Senior Memory Care Group Home Project Description

Story Custom Development, LLC has filed an application to rezone two parcels of real estate to the Story Cottage PUD to allow the operation of a senior memory care group home on two parcels of real estate that consists of approximately 0.86 acre and are commonly known as 10982 and 10990 Brooks School Road, Fishers, IN (collectively, the “Real Estate”). The Real Estate is currently zoned R2 Residential and will be replatted to one parcel prior to construction.

By way of background, Story Cottage (<https://storycottageliving.com>) offers a boutique memory care concept to its senior residents where compassion meets luxury. Story Cottage is dedicated to providing a unique and personalized approach in a safe home-like environment, including individual bedrooms, living spaces and tailored services to assist its residents in feeling purposeful engagement and a higher quality of life. Below are some key facts:

- Custom home consisting of twelve (12) bedrooms to accommodate a maximum of twelve (12) residents, including living spaces, a kitchen and dining room, and a small outdoor patio.
- All existing R2 development standards will be met; also the PUD will limit the maximum square footage to 7500 whereby the R2 standards do not have a maximum square footage.
- The City’s traffic consultant has indicated the proposed use will not have an adverse impact on the surrounding roadway network.
- Group Homes are considered residential uses in zoning ordinances, including in the City of Fishers. The frail and elderly are considered disabled under the nation’s Fair Housing Act, and local governments are required to make reasonable accommodation for their housing in the same manner other disabilities are provided under Group Homes.
- All clients are private pay.

To be named “Story Cottage at Geist,” the home is proposed as the sixth model of a successful and locally owned and operated business focused on serving the needs of clients with memory loss and their families. Each home is located in established residential areas with higher-than-average home values and incomes where its clients have lived their lives. Story Cottage provides an exceptional home for the elderly allowing them to live near their families rather than other large institutional options farther away. Here are the other Story Cottage locations:

- Williams Creek
 - 413 E. 86th Street, Indianapolis
- Meridian Hills
 - 7126 Spring Mill Rd., Indianapolis
- West Clay
 - 1840 W. Main Street, Carmel
- Carey Grove
 - 13633 Carey Road, Carmel
- Woodland (summer 2026)
 - 11180 Westfield Blvd., Carmel

STORY COTTAGE

Story Cottage is a creative and innovative living solution for people with memory loss. The concept was launched in July 2019 when the doors of Story Cottage opened in Indianapolis in the picturesque Williams Creek neighborhood. Since then, three more Cottages have been added at Carey Grove, West Clay, and Meridian Hills. A fifth beautiful home is currently under construction, nestled among the trees at 11180 Westfield Blvd in Carmel.

Older adults with memory loss perform best in environments that are smaller, comfortable, and predictable. Story Cottage achieves this with a custom-designed home, created with those environments in mind. Each resident has their own bedroom and shares community spaces like a library, family room, and home-like dining area, which encourage socialization and participation in planned activities. A maximum of 12 residents will be cared for by 2 to 3 staff members 24/7.



Street View

Concept Rendering for Illustrative Purposes Only

“As a neighbor and a physician, I am impressed by Story Cottage. Is it a great addition to our area and has helped a number of my patients have meaningful, connected lives in spite of memory loss.”

Dr. Shelagh Fraser, Concierge Physician

“I have been serving patients with memory loss for more than thirty years and can honestly say that Story Cottage connects clients with some of the best memory care I have seen. It fits perfectly in a neighborhood and allows residents to essentially age-in-place and maintain a sense of community and independence.”

Dr. Bill Arnold,
Geriatric Psychiatrist and Carmel Resident



Front Porch

Concept Rendering for Illustrative Purposes Only

STORY COTTAGE — FISHERS — FAQ

History of Story Cottage

Story Cottage Living has filed documents with the city of Fishers to build a new custom home to serve elderly residents with memory loss. This will be their sixth home in the area and will house 12 adults with dementia. The owner of Story Cottage Living, David Morgan, also owns a homecare company called Senior Home Companions (SHC), which has provided in-home care for more than 25 years. When some families served by SHC moved into a residential facility, they ended up needing extra care and missed their home environment. Having heard this consistent feedback, the idea for Story Cottage was born.

David started these ventures as part of his calling in ministry. He had family members and clients who wanted a better memory-care experience than what they had experienced in large institutions. He researched this concept for nearly seven years before opening their first home in Williams Creek in Indianapolis. It opened in July 2019 and they have received many positive comments from neighbors. Three more homes have since opened, with a fifth currently under construction.

Q: WHO IS PROVIDING CARE TO THESE OLDER ADULTS WITH MEMORY LOSS?

A: Story Cottage partners exclusively with Senior Home Companions, an in-home caregiving company headquartered in Carmel with more than 25 years of experience. Services are provided by dependable caregivers who are stringently vetted and trained for memory care.

Q: WHY THIS PROPERTY? WHY NOT SOMEWHERE ELSE?

A: The convenient location is ideal for many clients in Fishers desiring an elevated experience in memory care for their loved-ones. Properties on main thoroughfares are preferred rather than those inside a neighborhood for better visibility and access.

PLAN & LAYOUT

Q: WHAT IS THE SIZE OF THIS HOME?

A: Story Cottage of Geist is a single-story home containing approximately 7,000-square feet of living space.

Q: HOW ARE YOU CHANGING THE PROPERTY?

A: Currently, there are two platted lots, but we will regrade the property back into a pad for one home. Then we will create a visually appealing and well-landscaped residence with trees added to the lot as well as comprehensive array of shrubs, ornamental grass and other vegetation to complete the design. The landscaping plan will be professionally designed and will be installed by a qualified landscaping professional who will provide a warranty for their installation. The property will look similar to the other Story Cottage locations. The plan includes landscaping along Brooks School Road that will create a visually appealing buffer.

Q: WHERE ARE THE AIR CONDITIONING UNITS LOCATED AND HOW MANY OF THEM ARE THERE?

A: Four A/C units are required to properly service the system. The optimal location for the A/C units are on the south side of home. This location has been selected to minimize their appearance and any noise impact the nearest neighbors. They are also set next to the existing trees along the border of the property. The location also has a functional reason allowing the lines to be set in closest proximity to the interior HVAC units.

Q: WILL THERE BE ENOUGH PARKING SPACES?

A: Our site plan includes 14 spaces, which we have found is plenty for the size of the home in our experience. This accommodates staff and any visitors. The residents do not drive, nor own vehicles on site.

Q: WHAT ABOUT TRAFFIC ... EVEN AMBULANCES?

A: Group homes for memory care are not a significant traffic generator, with less than 5 trips generated in each of the AM and PM peak periods. The house's driveway and parking area provide enough off-street parking to accommodate the vehicles of caregivers and visitors. Likewise, because this is not a skilled nursing facility, our residents are relatively healthy and do not often require emergency medical treatment. Ambulance visits to Story Cottages in 2025 totalled 2-5 depending on the location.



Q: WILL THERE BE A FENCE?

A: We plan to fully fence in a small outdoor space for residents on the northeast part of the property. Residents will enjoy watching the seasons change and helping with planting flowers, vegetables and other outside activities.



ZONING & USE

Q: WHY IS A BUSINESS ALLOWED TO BUILD IN A NEIGHBORHOOD?

A: Group homes are considered residential uses in zoning ordinances, to allow unrelated people living together for certain purposes, including those with disabilities. The State of Indiana and the nation's Fair Housing Act recognizes this functionality as a residential use, not a commercial use. Because this use does not fall within any existing zoning category, Story Cottage has chosen to request the use as allowed under the R2 Residential zoning district via a Planned Unit Development.



Q: WHAT HAPPENS IF THE GROUP HOME LOWERS PROPERTY VALUES OR CAUSE OUR HOMES TO BE UNSELLABLE?

A: National studies have shown time and again that a residential group home does not lower property values or impede resale. More than 50 scientific studies have been conducted to determine if the presence of a community residence (group home etc.) has any effect on property values, neighborhood turnover, or neighborhood safety. Regardless of the methodology used, every study concluded that group homes not clustered on the same block have no impact on property values, even for the houses next door, or on the marketability of nearby homes, neighborhood safety, neighborhood character, parking, traffic, public utilities, or municipal services. Additional details may be provided, if desired.





Q: HOW WILL THIS GET REVIEWED?

A: City of Fishers planning staff, engineering staff, Plan Commission, and City Council all review the rezoning proposal. If approved by the City Council, then a building permit may be issued. The home must conform to all state and city construction codes. Like all homes in Fishers, all site design, stormwater, sewer, electrical and all building codes must be met and inspected prior to granting occupancy.



Q: HOW MANY GROUP HOMES CAN BE IN ONE AREA? CAN THIS COMPANY BUY SEVERAL OTHER HOMES NEXT TO EACH OTHER AND MAKE A COMPOUND? COULD THEY PUT ONE NEXT DOOR?

A: The City of Fishers currently only allows group homes for elderly through a rezoning process. This provides a mechanism to restrict other homes from being built nearby. While we do anticipate developing additional locations for our clients elsewhere in Fishers, we are not planning to buy any additional lots or homes in this particular area along Brooks School Road. Story Cottages are intentionally spaced out in the market to be close to families that demand its services. Each home becomes part of the neighborhood it is in, and no other Story Cottages will be built nearby this location.



OPERATING



Q: HOW WILL RESIDENTS BE SELECTED?

A: A registered nurse will screen all applicants to determine whether the person is capable of living in a community residence or needs the more intensive care levels that an institution like a nursing home or skilled care facility can provide. Assessments are conducted every week to identify any resident whose capabilities have changed to a point where a more substantial level of care will be required.



Q: WHAT HAPPENS IF THE GROUP HOME SELLS OR GOES INSOLVENT? WILL IT REQUIRE NEW APPROVAL FOR SALE?

A: Senior Home Companions, which operates Story Cottage, is a very stable company with a tenured history of serving clients in Indiana since 1996. Each location is full and frequently operates on a waiting list. Families are resonating with the idea of a smaller, more personalized option for their loved ones. In the unlikely event that this location does not work out, it is possible that another individual desiring to operate a group home could purchase it. The proposed zoning ordinance dictates that it remain a group home for memory care. Also, it could be sold as a large, custom home for a family. The sale process would happen like any other residential home through the MLS.

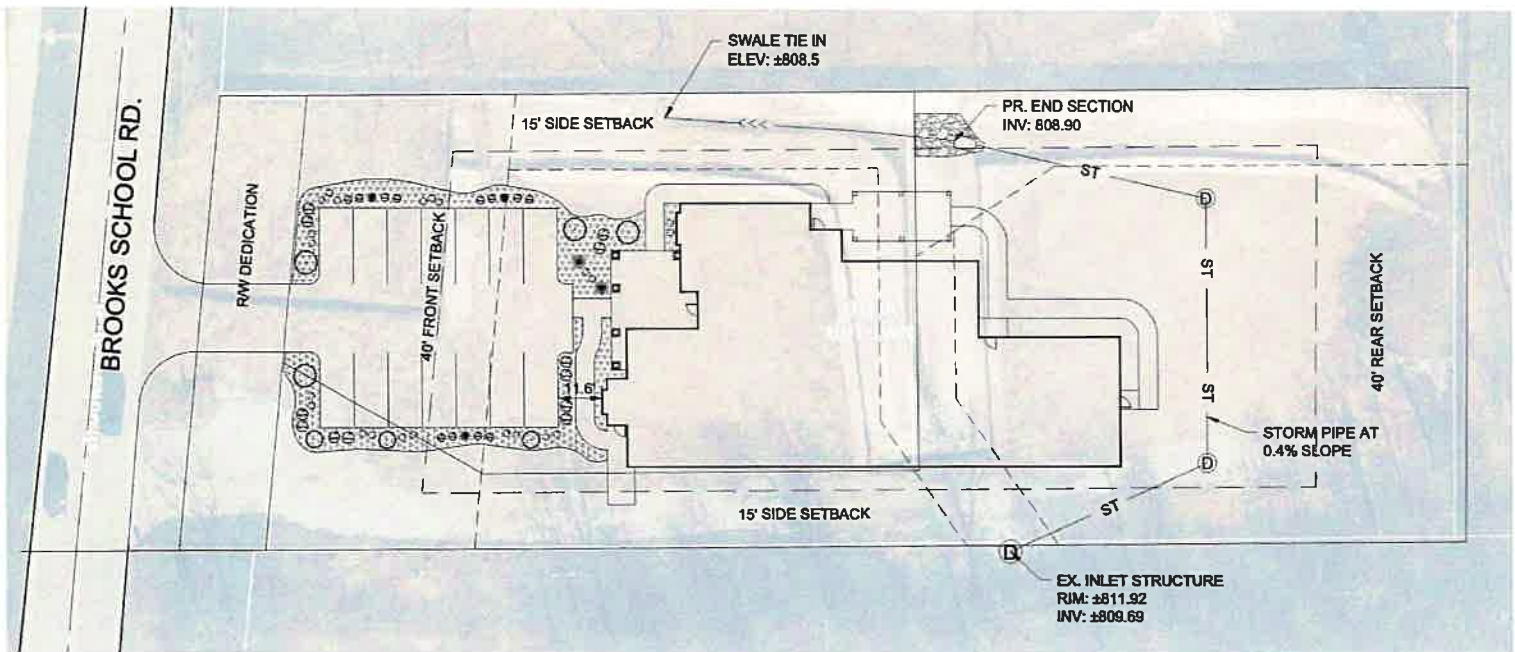
Q: HOW IS THIS DIFFERENT FROM OTHER GROUP HOMES I MAY HAVE SEEN?

A: Residents of Story Cottage pay privately or through long-term care insurance policies. This structure also allows for more careful attention to detail to the property during construction as well as ongoing maintenance once operational. Our residents will experience exceptional care provided by companies and individuals with professional designations and appropriate licensing from the Indiana State Department of Health. Story Cottage provides a home-like alternative for people experiencing memory loss as compared to the more restrictive living environments of nursing homes. Story Cottage strives to provide a personal, community based solution to aging with dignity.

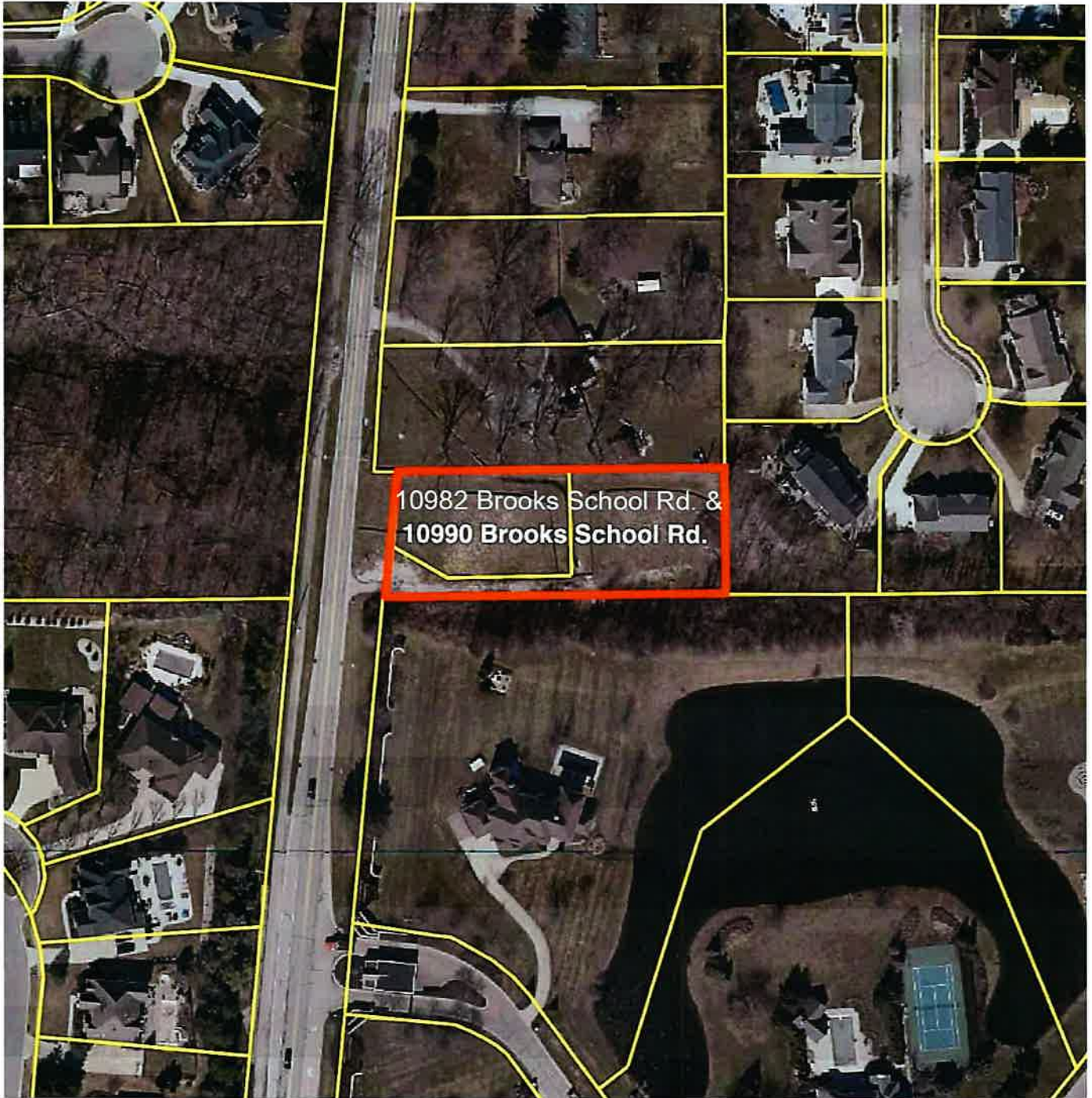
Q: HOW HAVE NEIGHBORS RESPONDED TO THE OTHER COTTAGE LOCATIONS?

A: While many neighbors have expressed similar concerns during the approval process, they have been extremely supportive and collaborative during construction and once we are open and operating. Many of the residents are relatives of people who live close to the home and we often receive positive comments about how nice the home is and how pleased they are to have it close by.

SITE PLAN



Aerial Map



RESOLUTION NO. R022326

**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 23rd day of February, 2026.

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

R022326

YAY

NAY

ABSTAIN

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 23rd day of February 2026, at _____ p.m.

ATTEST: _____

Jennifer L Kehl, City Clerk

MAYOR’S APPROVAL

Scott A. Fadness, Mayor

February 23, 2026
DATE



MAYOR’S VETO

Scott A. Fadness, Mayor

DATE

This instrument is prepared by: Lindsey M. 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

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			
2026	02	5 02/24/2026	WQ	R022326	BUA WQ Cp Mch	1	1			
1	60609014	42200		Sewer - PW Water Quality	Operating Supplies		2,512,646.19	-48,847.40	2,463,798.79	
	6060.901.94.000.42200.				Purchase of capital items		02/24/2026			
2	60609014	44500		Sewer - PW Water Quality	Machinery and Equipment		154,097.00	48,847.40	202,944.40	
	6060.901.94.000.44500.				Purchase of capital items		02/24/2026			
** 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				
2026	2	5									
BUA	60609014-42200	02/24/2026	WQ Cp Mch	WQ	R022326		Operating Supplies	5			48,847.40
							Purchase of capital items				
BUA	60609014-44500	02/24/2026	WQ Cp Mch	WQ	R022326		Machinery and Equipment	5	48,847.40		
							Purchase of capital items				
JOURNAL 2026/02/5							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			
2026	02	6	02/24/2026	PWIOTB R022326	BUA PwCap	1	1			
1	10106192	42200		General Fund - IC/BLDG MNT	Operating Supplies		510,700.00	-5,820.00	504,880.00	
	1010.610.92.000.42200.				IOTB Cap purch		02/24/2026			
2	10109012	44400		General Fund - PW Buildings	Improve't Other than Buildings		.00	5,820.00	5,820.00	
	1010.901.92.000.44400.				IOTB Cap purch		02/24/2026			
** 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			
2026	2	6								
BUA	10106192-42200	02/24/2026	PWCap	PWIOTB	R022326		Operating Supplies	5		5,820.00
							IOTB Cap purch			
BUA	10109012-44400	02/24/2026	PWCap	PWIOTB	R022326		Improve't other than Buildings	5	5,820.00	
							IOTB Cap purch			
							JOURNAL 2026/02/6	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			
2026	02	456	02/24/2026	PW	R022326	BUA PWPrchIOTB	1	1		
1	10109012	43100		General Fund - PW Buildings	Professional Services		2,226,133.00	-28,097.00	2,198,036.00	
	1010.901.92.000.43100.				Capital Items purchase		02/24/2026			
2	10109012	44400		General Fund - PW Buildings	Improve't Other than Buildings		.00	28,097.00	28,097.00	
	1010.901.92.000.44400.				Capital Items purchase		02/24/2026			
								** 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			
2026	2	456								
BUA	10109012-43100	02/24/2026	PWPrchIOTB PW		R022326		Professional Services	5		28,097.00
							Capital Items purchase			
BUA	10109012-44400	02/24/2026	PWPrchIOTB PW		R022326		Improve't Other than Buildings	5	28,097.00	
							Capital Items purchase			
							JOURNAL 2026/02/456	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			
2026	02	519 02/24/2026	P&I Eq	R022326	BUA P&I UtlyEq	1	1			
1	10103011	42200		General Fund - P & I	Operating Supplies		25,000.00	-3,034.99	21,965.01	
	1010.301.31.000.42200.				3 utility locators Equipment		02/24/2026			
2	10103011	44920		General Fund - P & I	Capital Expenses		.00	3,034.99	3,034.99	
	1010.301.31.000.44920.				3 utility locators Equipment		02/24/2026			
3	60603011	42200		Sewer - P & I	Operating Supplies		5,000.00	-5,000.00	.00	
	6060.301.31.000.42200.				3 utility locators Equipment		02/24/2026			
4	60603011	44920		Sewer - P & I	Capital Expenses		.00	5,000.00	5,000.00	
	6060.301.31.000.44920.				3 utility locators Equipment		02/24/2026			
** JOURNAL TOTAL								0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL	SRC ACCOUNT			ACCOUNT DESC	T	OB	DEBIT	CREDIT	
			EFF DATE	JNL DESC	REF 1	REF 2	REF 3	LINE DESC			
2026	2	519									
BUA	10103011-42200		02/24/2026	P&I UtlyEq P&I Eq R022326				Operating Supplies	5		
								3 utility locators Equipment		3,034.99	
BUA	10103011-44920		02/24/2026	P&I UtlyEq P&I Eq R022326				Capital Expenses	5	3,034.99	
								3 utility locators Equipment			
BUA	60603011-42200		02/24/2026	P&I UtlyEq P&I Eq R022326				Operating Supplies	5		
								3 utility locators Equipment		5,000.00	
BUA	60603011-44920		02/24/2026	P&I UtlyEq P&I Eq R022326				Capital Expenses	5	5,000.00	
								3 utility locators Equipment			
JOURNAL 2026/02/519 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			
2026	02	4040	02/24/2026	FD	R022326	BUA FD Supp/Eq	1	1		
1	10105015	43200		General Fund	- Safe Training Comms	And Transportation	71,729.00	-50,000.00	21,729.00	
	1010.501.55.000.43200.					To purch supp and equipment	02/24/2026			
2	10105015	42200		General Fund	- Safe Training	Operating Supplies	117,400.00	50,000.00	167,400.00	
	1010.501.55.000.42200.					To purch supp and equipment	02/24/2026			
** 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			
2026	2	4040								
BUA	10105015-43200	02/24/2026	FD Supp/Eq	FD	R022326		Comms And Transportation	5		50,000.00
							To purch supp and equipment			
BUA	10105015-42200	02/24/2026	FD Supp/Eq	FD	R022326		Operating Supplies	5	50,000.00	
							To purch supp and equipment			
JOURNAL 2026/02/4040							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	February 23, 2026			
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 #: R022326	
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	

ORDINANCE NO. 022326

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
CHAPTER 180 OF THE FISHERS CODE OF ORDINANCES, MISCELLANEOUS FEES OF
THE HEALTH DEPARTMENT**

WHEREAS, in 2020, the City of Fishers (“Fishers”) created a public Health Department (“Health Department”) to protect and promote the health and wellbeing of the Fishers community and to provide certain personal health services, community classes and education to Fishers residents;

WHEREAS, City of Fishers Code of Ordinances Chapter 180, Schedule A, provides for a schedule of fees charged by the Health Department for certain vital records and the Health Department desires to amend certain fees; and

WHEREAS, the Health Department desires to amend the Clinician Visit Fee and create a certain fee for Sports Physicals and add it to the Health Department’s Fee Schedule.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Fishers meeting in regular session as follows:

Section 1. Chapter 180, Schedule B of the Fishers Code of Ordinances is hereby amended to as follows:

(B) Schedule B: Personal Health Services

Clinician Visit	No more than Medicare rate
Sport Physical (Self Pay)	\$25

Section 2. All other fees and provisions of Fishers’ Code of Ordinance or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

Section 3. This Ordinance shall be in full force and effect after its adoption by Council, approval by the Mayor, and publication, if required, in accordance with Indiana law.

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 23rd day of February 2026.

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

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026, 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 is 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	February 23, 2026		
TITLE	Request to Approve an Amendment to Chapter 180 of the Fishers Code of Ordinances (Misc Fees of Health Department)		
SUBMITTED BY	Name & Title: Monica Heltz, Director, Health Department		
	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 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 #: 022326		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 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 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:
BACKGROUND (Includes description, background, and justification)	The Fishers Health Department wishes to add additional clinical services, including sports physicals, at low rates as a benefit to the community. Propose setting \$25 for sports physicals, and to add flexibility for other clinician-led services at rates at or below Medicare rates.	
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	Plan to introduce sports physicals in April, 2026.	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends approving the recommendations.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 022326A
AN ORDINANCE PROVIDING FOR AMENDMENT TO
2026 SALARY ORDINANCE FOR THE
CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, pursuant to Ind. Code §36-4-7-3, subject to the approval of the city legislative body, the city executive shall fix the compensation of each appointive officer, deputy, and other employees of the City;

WHEREAS, the 2026 salary ordinance, originally established under ordinance 091525A requires amendments to conform to legal precedent and necessity.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Fishers meeting in regular session as follows:

Section 1. The 2026 Salary Ordinance for elected and non-elected employees of the City of Fishers is hereby amended in accordance with the maximum base bi-weekly salary or hourly rate as set forth in Exhibit A attached hereto and incorporated herein.

Section 2. The Ordinance shall be in full force and effect from and upon its adoption in accordance with the law. All ordinances or parts thereof in conflict herewith are hereby repealed.

ALL OF WHICH IS SO ORDAINED this 23rd day of February 2026.

2026 Salary Ordinance

	Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>ADMINISTRATION</u>			
Administrative Assistant	\$2,386.80	1820	NE
Assistant City Attorney	\$4,870.98	N/A	EX
Assistant Director	\$4,319.92	N/A	EX
Corporation Counsel	\$7,932.29	N/A	EX
Chief of Staff	\$5,394.75	N/A	EX
Clerk/Receptionist	\$2,172.73	1820	NE
Customer Support Manager	\$3,022.91	1820	NE
Customer Support Specialist	\$2,386.80	1820	NE
Deputy Mayor	\$7,932.29	N/A	EX
Director of Employee and Customer Success	\$4,319.92	N/A	EX
Director of Human Resources	\$4,870.98	N/A	EX
Director of Recreation and Wellness	\$7,932.29	N/A	EX
Economic Development Specialist	\$3,394.48	1820	NE
Human Resources Assistant	\$2,882.97	1820	NE
Human Resources Manager	\$3,561.41	1820	NE
Mayor's Executive Assistant	\$3,022.91	1820	NE
Office Manager	\$2,882.97	1820	NE
Paralegal	\$3,022.91	1820	NE
<u>BUSINESS SOLUTIONS GROUP</u>			
Application & Process Coordinator	\$3,561.41	1820	NE
Business Analyst	\$3,737.34	1820	NE
Chief Information Officer	\$5,394.75	N/A	EX
Director of Business Solutions Group	\$4,319.92	N/A	EX
Program Manager	\$4,136.19	N/A	EX
<u>COMMUNITY AND PUBLIC RELATIONS</u>			
Assistant Director	\$4,319.92	N/A	EX
Community Outreach Manager	\$2,882.97	1820	NE
Community Engagement Coordinator	\$2,749.68	1820	NE
Director of Community and Public Relations	\$5,110.36	N/A	EX
Marketing and Public Relations Manager	\$3,171.99	1820	NE
Marketing and PR Coordinator	\$2,386.80	1820	NE
Volunteer Coordinator	\$2,749.68	1820	NE
<u>ECONOMIC & COMMUNITY DEVELOPMENT</u>			
Assistant Director	\$4,319.92	N/A	EX
Director of Economic and Community Development	\$7,932.29	N/A	EX
Office Manager	\$2,882.97	1820	NE
Planner	\$2,501.92	1820	NE
Senior Planner	\$3,394.48	1820	NE
Project Analyst	\$2,882.97	1820	NE
Zoning Administrator	\$4,319.92	N/A	EX
<u>PARKS & RECREATION</u>			
AgriPark Manager	\$4,136.19	1820	NE
Assistant Director	\$4,319.92	N/A	EX
Director of Parks & Recreation	\$4,870.98	N/A	EX
Office Manager	\$2,882.97	1820	NE
Parks & Recreation Coordinator	\$2,749.68	1820	NE
Parks & Recreation Manager	\$3,171.99	1820	NE
Clothing Allowance	\$250/year max.		

2026 Salary Ordinance

	Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>ENGINEERING</u>			
Asset Manager	\$3,561.41	1820	NE
Assistant Engineer	\$3,737.34	1820	NE
Chief Infrastructure Inspector	\$3,561.41	1820	NE
Director of Engineering	\$7,932.29	N/A	EX
Engineer	\$4,136.19	1820	NE
Engineering Assistant Director	\$4,870.98	N/A	EX
GIS Analyst	\$3,022.91	1820	NE
Infrastructure Inspector	\$2,882.97	1820	NE
Office Manager	\$2,882.97	1820	NE
Senior Infrastructure Inspector	\$3,171.99	1820	NE
Clothing Allowance	\$370/year max.		
<u>CONTROLLER'S OFFICE</u>			
Budget Analyst I	\$2,501.92	1820	NE
Budget Analyst II	\$2,882.97	1820	NE
Budget Manager	\$3,394.48	1820	NE
Business Process Coordinator	\$2,882.97	1820	NE
City Controller	\$7,932.29	N/A	EX
Controller Staff I	\$2,386.80	1820	NE
Controller Staff II	\$2,622.74	1820	NE
Deputy Controller	\$4,319.92	N/A	EX
Revenue Analyst	\$3,394.48	1820	NE
Senior Controller Staff	\$4,136.19	1820	NE
Utility Manager	\$3,561.41	1820	NE
<u>PERMITTING & INSPECTIONS</u>			
Building Commissioner & Environmental Health Services Coord	\$5,110.36	N/A	EX
Assistant Building Commissioner	\$3,394.48	1820	NE
Building Inspector I	\$2,749.68	1820	NE
Building Inspector II	\$3,171.99	1820	NE
Code Enforcer	\$2,501.92	1820	NE
Office Manager	\$2,882.97	1820	NE
Permits Manager	\$2,622.74	1820	NE
Residential Plans Examiner	\$2,749.68	1820	NE
Utility Locator	\$2,749.68	1820	NE
Clothing Allowance	\$370/year max.		
<u>HEALTH DEPARTMENT</u>			
Administrative Assistant	\$2,386.80	1820	NE
Community Health Advocate	\$2,386.80	1820	NE
Culture of Health Ambassador	\$2,749.68	1820	NE
Environmental Health Supervisor	\$3,394.48	1820	NE
Epidemiologist	\$3,737.34	N/A	EX
Deputy Director of Finance and Operations	\$4,319.92	N/A	EX
Health Educator	\$3,022.91	1820	EX
Medical Assistant	\$2,386.80	1820	NE
Nurse	\$3,394.48	1820	NE
Operations and Administration Manager	\$3,737.34	1820	EX
Project Manager	\$2,622.74	1820	NE
Public Health Director	\$7,932.29	N/A	EX
Social Worker	\$3,561.41	1820	EX

2026 Salary Ordinance

	Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>INFORMATION TECHNOLOGY</u>			
Application & Process Coordinator	\$3,561.41	1820	NE
Assistant Director	\$4,319.92	N/A	EX
Chief Information Security Officer	\$4,319.92	N/A	EX
Director of Information Technology	\$5,662.30	N/A	EX
GIS Analyst	\$3,022.91	1820	NE
GIS Coordinator	\$3,737.34	1820	NE
Help Desk Technician I	\$2,749.68	1820	NE
Help Desk Technician II	\$3,022.91	1820	NE
Help Desk Technician Coordinator	\$3,171.99	1820	NE
Network Engineer	\$4,136.19	1820	NE
Senior System Administrator	\$4,024.51	1820	NE
System Administrator	\$3,394.48	1820	NE
<u>FLEET & INVENTORY CONTROL</u>			
Director of Fleet and Inventory Control	\$4,643.16	N/A	EX
Fleet Technician I	\$2,172.73	1820	NE
Fleet Technician II	\$2,749.68	1820	NE
Fleet Technician III	\$3,394.48	1820	NE
Inventory Control Assistant Manager	\$3,171.99	1820	NE
Inventory Control Manager	\$3,561.41	1820	NE
Inventory Control Specialist	\$2,622.74	1820	NE
Office Manager	\$2,882.97	1820	NE
Superintendent	\$3,737.34	1820	NE
Clothing Allowance	\$345/year max.		
<u>COMMUNITY CENTER</u>			
Aquatics Manager	\$3,561.41	1820	NE
Director of Community Center	\$4,870.98	N/A	EX
Community Center Assistant Manager	\$3,022.91	1820	NE
Community Center Manager	\$3,561.41	1820	NE
Facilities Manager	\$3,737.34	1820	NE
Fitness Coach	\$2,386.80	1820	NE
<u>FIRE AND EMERGENCY SERVICES</u>			
Administrative Services Manager	\$3,561.41	1820	NE
Battalion Chief	\$5,128.82	2904	NE
Captain	\$4,811.42	2904	NE
Chief of Fire	\$7,932.29	N/A	EX
Community Risk Reduction Specialist	\$3,171.99	1820	NE
Deputy Chief	\$5,173.35	N/A	EX
Division Chief	\$4,706.15	N/A	EX
External Affairs Officer	\$3,737.34	1820	NE
Fire Inspector	\$3,171.99	1820	NE
Firefighter	\$3,994.67	2904	NE
Firefighter/Medic	\$4,272.16	2904	NE
Lieutenant	\$4,502.92	2904	NE
Project Manager	\$2,622.74	1820	NE
Staff Captain	\$4,087.50	1820	NE
Clothing Allowance	\$1350/year max.		

2026 Salary Ordinance

	Maximum Bi-Weekly Salary	Annual Hours	Exempt or Non-Exempt
<u>POLICE</u>			
Accreditation Manager	\$3,737.34	1820	NE
Administrative Assistant	\$2,386.80	1820	NE
Assistant Records Manager	\$3,171.99	1820	NE
Assistant Chief	\$5,173.35	N/A	EX
Captain	\$4,706.15	N/A	EX
Chief of Police	\$7,932.29	N/A	EX
Criminal Forensics Investigator	\$3,394.48	2080	NE
Community Services Officer	\$2,501.92	1820	NE
Detective	\$3,457.47	2080	NE
Humane Officer	\$3,457.47	1820	NE
Intelligence Analyst I	\$3,022.91	1820	NE
Intelligence Analyst II	\$3,394.48	1820	NE
Lieutenant	\$4,199.18	2080	NE
Major	\$4,933.97	N/A	EX
Office Manager	\$2,882.97	1820	NE
Police Officer	\$3,457.47	2080	NE
Property Room Manager	\$2,882.97	1820	NE
Records Clerk	\$2,172.73	1820	NE
Records Quality Assurance Technician	\$2,882.97	1820	NE
Records Manager	\$3,737.34	1820	NE
Sergeant	\$3,800.32	2080	NE
Clothing Allowance	\$1350/year max.		
<u>PUBLIC WORKS</u>			
Asset Management Coordinator	\$2,749.68	1820	NE
Assistant Director	\$4,319.92	N/A	EX
Assistant Superintendent - Maintenance	\$3,561.41	1820	NE
Director of Public Works	\$5,662.30	N/A	EX
Director of Water Quality	\$4,643.16	N/A	EX
Engineer	\$4,136.19	1820	NE
Foreman	\$3,022.91	1820	NE
HVAC Technician	\$3,022.91	1820	NE
Inspector	\$2,501.92	1820	NE
Inspector - Water Quality	\$2,622.74	1820	NE
Laboratory Manager	\$3,561.41	1820	NE
Laboratory Technician	\$2,622.74	1820	NE
Laborer	\$2,172.73	1820	NE
Maintenance Technician I	\$2,172.73	1820	NE
Maintenance Technician II	\$3,022.91	1820	NE
Operations Manager			
Safety Director	\$4,024.51	1820	NE
Senior Laborer	\$2,622.74	1820	NE
Senior Maintenance Technician	\$3,561.41	1820	NE
Stormwater Technician	\$2,749.68	1820	NE
Superintendent	\$3,737.34	1820	NE
Utility Analyst	\$3,561.41	1820	NE
Wastewater Plant Operator	\$2,749.68	1820	NE
Water Quality Engineer	\$3,737.34	1820	NE
Clothing Allowance	\$340/year max.		

2026 Salary Ordinance

	<u>Maximum Bi-Weekly Salary</u>	<u>Annual Hours</u>	<u>Exempt or Non-Exempt</u>
<u>COURT</u>			
Deputy Clerk of the Court	\$2,882.97	1820	NE
Clothing Allowance	\$50/year max.		
<u>ELECTED</u>			
Council Member	\$1,019.85	N/A	N/A
City Clerk	\$3,131.08	N/A	N/A
Judge	\$3,617.69	N/A	N/A
Mayor	\$6,881.69	N/A	N/A
<u>Part-Time and Temporary Miscellaneous Positions</u>			
Part-Time Office Support	UP TO \$30.00/HOUR	N/A	NE
Part-Time Field Support	UP TO \$35.00/HOUR	N/A	NE
Part-Time Health Department Support	UP TO \$60.00/HOUR	N/A	NE
Part-Time Bailiff	UP TO \$35.00/HOUR	N/A	NE
Part-Time School Resource Officer	UP TO \$50.00/HOUR	N/A	NE
<u>Incentive/Specialty Pays</u>			
	<u>Annual Amount</u>		
Certified Network Engineer	\$500		
Bilingual (Fire & Police)	\$1,500		
Data Base Administrator	\$500		
Detective	\$1,500		
Dive Team (Police)	\$1,750		
Emergency Response Team (ERT) - PD Only	\$1,750		
Evidence Technician (ET)	\$1,000		
Executive Lieutenant (Police)	\$5,000		
Field Training Officer (FTO)	\$80/shift		
Deputy Fire Marshal	\$2,500		
Fire Marshal	\$5,000		
Master ASE	\$1,000		
On-call (Police)	\$1,500		
On-call (Crime Reconstruction)	\$1,000		
Paramedic (Fire)	\$4,500		
Paramedic (Police)	\$2,250		
Systems Administrator	\$500		
<u>Sworn Police & Fire Longevity Pay</u>			
\$200/year (service time 1-15 years)			
\$500/year (service time 16-25 years)	\$8000/year max		
<u>Board of Public Works & Safety - Board Member</u>			
<u>(excluding City of Fishers elected officials)</u>	\$4000/year max		



Council Action Form

MEETING DATE	02/23/2026			
TITLE	Request to Approve Amendment to 2026 Salary Ordinance			
SUBMITTED BY	Name & Title: Ethan Lee, Director of Human Resources			
	Department:			
MEETING TYPE	<input checked="" 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 checked="" type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 022326A		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 checked="" 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 checked="" type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input checked="" type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i> Lindsey Bennett	
BACKGROUND (Includes description, background, and justification)	To better align with current job market rates, amendment shall increase the maximum allowed hourly pay rate for Health Department part-time support staff to \$60.00/hour. This increase is prompted by the Health Department's need to hire a part-time nurse practitioner (NP) to more effectively serve the health needs of Fishers residents.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	
	Narrative:	
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Approve as proposed
	2.	Approve with changes
	3.	Deny request
	4.	
PROJECT TIMELINE	Effective February 23, 2026	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve as proposed	
SUPPLEMENTAL INFORMATION (List all attached documents)	Proposed Ordinance Exhibit A	

2026

Story Cottage PUD

Community & Economic
Development Department
City of Fishers
Ordinance No. 012026C



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

- 1. Ordinance No. 012026C (this "Ordinance")
- 2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1 attached hereto and incorporated herein (the "Real Estate"), is hereby designated as a Planned Unit Development -Residential District (PUD-R), and that said PUD-R zoning district shall hereafter be known as the "Story Cottage PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

C. Applicability

The standards of the UDO applicable to the R2 Residential District shall apply to the development of the Real Estate except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and Sec. 1.3.6. Transition Ordinance also shall apply to amendments.

D. Allowed Uses

In addition to all uses permitted in the R2 Residential District, a residential facility (group home) providing memory care services to individuals shall be permitted, with the following limitations:

- 1. The building shall not exceed 7,500 square feet;
- 2. Maximum of twelve (12) individuals; and
- 3. Building shall be designed as conceptually depicted in Exhibit B.3.

1.2. Concept Site Plan

The Concept Site Plan, attached hereto as Exhibit B.2, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the story Cottage PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.3. Development Standards

A. Introductory Provisions

The regulations of CHAPTER 1. INTRODUCTORY PROVISIONS shall apply.

B. Administration

The regulations of CHAPTER 2. ADMINISTRATION shall apply.

C. Zoning Districts

The regulations of CHAPTER 3. ZONING DISTRICTS shall apply.

D. Overlay Zoning District

The regulations of Chapter 4. OVERLAY ZONING DISTRICT shall apply.

E. Use Regulations

The regulations of Chapter 5. USE REGULATIONS shall apply.

F. **Article 6.1 General Regulations:** Shall apply.

G. **Article 6.2 Accessory Structure Standards:** Shall apply.

H. **Article 6.3 Architectural Design Standards:** Shall apply.

I. **Article 6.4 Entrances & Driveways:** Shall apply.

J. **Article 6.5 Exterior Lighting Standards:** Shall apply.

K. **Article 6.6 Height Standards:** Shall apply.

L. **Article 6.7 Landscaping Standards:** Shall apply.

- M. **Article 6.8 Lot Standards:** Shall apply.
- N. **Article 6.9 Outdoor Display & Storage Standards:** Shall apply.
- O. **Article 6.10 Parking & Loading Standards:** Shall apply.
- P. **Article 6.11 Pedestrian Accessibility Standards:** Shall apply.
- Q. **Article 6.12 Permitted Nonresidential Structure Standards:** Shall apply.
- R. **Article 6.13 Property Identification Standards:** Shall apply.
- S. **Article 6.14 Public Art Standards:** Shall apply.
- T. **Article 6.15 Setback Standards:** Shall apply.
- U. **Article 6.16 Signage Standards:** Shall apply.
- V. **Article 6.17 Wall & Fence Standards:** Shall apply.
- W. **Article 6.18 Water & Sewer Standards:** Shall apply.
- X. **Article 6.19 Vision Clearance Standards:** Shall apply.

1.4. Planned Unit Development Design Standards

A. **Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.

- 1) **Article 8.1 General Provisions:** Shall apply.
- 2) **Article 8.2.1 Block, Lot & Access Standards – Purpose & Intent:** Shall apply.
- 3) **Article 8.2.2. Block, Lot & Access Standards – Anti-Monotony:** Shall apply.
- 4) **Article 8.2.3 Block, Lot & Access Standards – Blocks:** Shall apply.
- 5) **Article 8.2.4 Block, Lot & Access Standards – Lots:** Shall apply.
- 6) **Article 8.2.5 Block, Lot & Access Standards – Subdivision Access:** Shall apply.
- 7) **Article 8.2.6 Block, Lot & Access Standards – Pedestrian Network:** Shall apply.
- 8) **Article 8.3 Street & Alley Standards:** Shall apply.
- 9) **Article 8.4 Open Space, Common Area & Amenity Standards:** Shall apply.
- 10) **Article 8.5 Other Design Standards:** Shall apply.

1.5. Floodplain Standards

The regulations of CHAPTER 9. FLOODPLAIN STANDARDS shall apply.

1.6. Procedures & Permits

The regulations of CHAPTER 10. PROCEDURES & PERMITS shall apply.

1.7. Enforcement & Penalties

The regulations of CHAPTER 11. ENFORCEMENT & PENALTIES shall apply.

1.8. Definitions

The regulations of CHAPTER 12. DEFINITIONS shall apply.

1.9. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

1.9. Real Estate

See "Exhibit B.1" attached hereto.

(Legal Description and Location Map of property.)

2.0. Adoption

1.8. Adoption

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

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson, Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026, at _____ p.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 is prepared by: Lindsey M. 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

Exhibit B.1 – Legal Description

Parcel 1: (Commonly known as: 10982 Brooks School Road, Fishers, IN 46037 - Parcel #29-15-03-000-013.001-020):

Lot Numbered 1 in Dima Uptown, a Subdivision in Hamilton County, Fall Creek Township, as per plat thereof recorded June 7, 2024 in Plat Cabinet 6, Slide 528, as Instrument No. 2024019816, in the Office of the Recorder of Hamilton County, Indiana.

Parcel 2: (Commonly known as: 10990 Brooks School Road, Fishers, IN 46037 - Parcel #29-15-03-000-013.000-020):

Lot Numbered 2 in Dima Uptown, a Subdivision in Hamilton County, Fall Creek Township, as per plat thereof recorded June 7, 2024 in Plat Cabinet 6, Slide 528, as Instrument No. 2024019816, in the Office of the Recorder of Hamilton County, Indiana.

Exhibit B.2 – Concept Site Plan

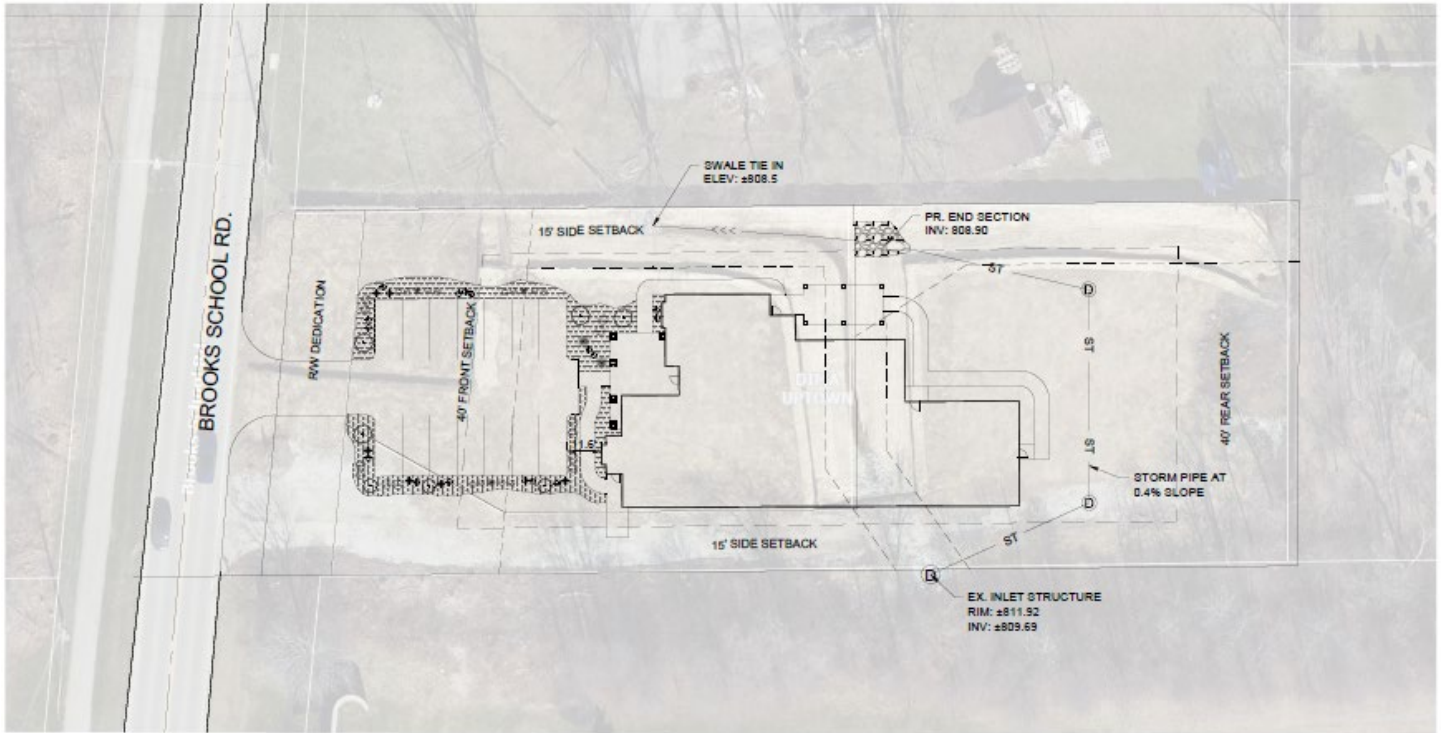


Exhibit B.3 – Conceptual Front Elevation



For Illustrative Purposes Only

Story Cottage PUD

Story Custom Development, LLC

Rezone Request

**Docket Nos. RZ-26-1
and PUD-25-17**

**February 23, 2026
Fishers City Council**

Applicant: Story Custom Development, LLC
David Morgan
Brandt Booram

Attorneys: Nelson & Frankenberger, LLC
Rick Lawrence, Attorney

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1. Project Description
 2. Property Value Studies Bibliography
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 4. Landscape Plan
 5. Site Plan
 6. Proposed Home Elevation
 7. Photos of Existing Story Cottage Homes
 8. Perspective Drawings
- Appendix A – Fair Housing Review and Analysis

TAB 1

Story Cottage Senior Memory Care Group Home Project Description

Story Custom Development, LLC has filed an application to rezone two parcels of real estate to the Story Cottage PUD to allow the operation of a senior memory care group home on two parcels of real estate that consists of approximately 0.86 acre, are identified by the Auditor of Hamilton County, Indiana as Tax Parcel Identification Numbers 13-15-03-00-00-013.001 and 13-15-03-00-00-013.000, and are commonly known as 10982 and 10990 Brooks School Road, Fishers, IN (collectively, the “Real Estate”). The Real Estate is currently zoned R2 Residential.

A. Story Cottage

Story Cottage offers a boutique memory care concept to its senior residents where compassion meets luxury. Story Cottage is dedicated to providing a unique and personalized approach in a safe, nurturing home-like environment, including all the features of a conventional house with individual bedrooms, community spaces and tailored activities to assist its residents in feeling purposeful engagement. Like the group homes for people with developmental disabilities or mental illness that Fishers’ Unified Development Ordinance allows as permitted uses in the R2 district, Story Cottage seeks to emulate family with staff in the role of parents and the residents with disabilities in the role of the siblings.

Story Cottage currently operates a senior group home at 13633 Carey Road, Carmel, IN, and 1840 West Main, Carmel, IN, as well as two others in Indianapolis located at 7126 Spring Mill Rd in Meridian Hills and 413 E. 86th St. in Williams Creek.

B. Zoning Analysis

Fishers requires an application to rezone property when city staff determines that the UDO does not provide for a proposed use – or does not allow a proposed use – in the underlying zoning district. In the present case, the Real Estate is zoned R2 Residential and the proposed use is a “residential care facility” (per Fishers’ UDO) for seniors with memory care. It is important to recognize that if it housed people with mental illness, developmental disabilities, or delinquent children, it would be allowed as a permitted use. But the UDO does not provide for these small, family-like residential care facilities or group homes for seniors.

However, Section 5.1.3 of the UDO allows the Director to consider a proposed use part of an existing use category based on a review of a number of criteria listed in that section. The nature, structure, characteristics, and performance of this proposed residential care facility for seniors is no different than the group homes for children, and residential care facilities for people with developmental disabilities as well as for people with mental illness. All of these are permitted uses in the R2 Residential district and under President Reagan’s Fair Housing Amendments Act of 1988 and basic zoning principles should be allowed as of right in the R2 district via a “reasonable accommodation” which can be made by approving the requested rezone among other means Story Cottage verbally requested a Director’s Determination and reasonable accommodation in October 2025. On October 24, 2025, city staff advised Story Cottage that staff concluded that the proposed

use was not sufficiently similar to these nearly identical other residential care facilities and group homes and, therefore, Story Cottage needed to seek a rezone to accommodate this use.

Subsequently, at the direction of city staff, Story Cottage filed a rezone application, under Petition Number RZ-25-6, to rezone the Real Estate to C-Low, a commercial designation where a residential care facility for seniors would be allowed as a permitted use. Upon review of neighbor comments and concerns that rezoning to the C-Low district could open the door to commercial uses down the road, Story Cottage withdrew its Petition Number RZ-25-6.

To mitigate the concerns expressed, Story Cottage filed this application on December 31, 2025, now pending under Petition Number PUD-25-17 and RZ-26-1. This application seeks to rezone the Real Estate to the Story Cottage PUD, with the R2 Residential district remaining as the base zoning but allowing a single additional use, namely, this residential care facility or group home for seniors. The present application also limits the size of the structure to no more than 7,500 square feet.

Since the drafters of Fishers' UDO deemed these residential care facilities and group homes that are so similar to what Story Cottage proposes to be so desirable and illustrative of responsible growth and development that they are allowed as permitted uses in the R2 district, it is only rational to conclude that the almost identical use of Story Cottage is also desirable and illustrative of responsible growth and development – and should be allowed in the R2 district even without a rezone. But when a jurisdiction requires a rezone, these standards of desirability and responsible growth and development are satisfied.

Story Cottage's proposed use, namely, a residential care facility for seniors, is consistent with the allowed uses in an R2 Residential district, including the current conditions and character of current structures and uses in this district. For comparison, a group home for children is an allowed use, requiring no rezone. Nor does a residential care facility for people with mental illness or developmental disabilities. But for the fact that Story Cottage's clients are over the age of 18 and have disabilities other than developmental or mental illness, Story Cottage would be able to proceed with its proposed group home by right. Likewise, a group home for delinquent children would be allowed as a permitted use. However, the group living category of Fishers' UDO does not even mention our specific proposed use. Under well accepted principles of zoning and planning practice, it is sound zoning practice to treat the proposed Story Cottage the same as these very similar residential care facilities and group homes allowed as permitted uses in R2, keeping in mind that the Story Cottage will generate less activity outside its site than any of these other uses.

Story Cottage continues to request that the City of Fishers issue a "reasonable accommodation" per President Reagan's Fair Housing Amendments Act of 1988, with additional Fair Housing Consideration and Discussion located behind Appendix A, to allow Story Cottage to locate at 10990 Brooks School Road. The most straightforward way the city can meet this obligation by granting the requested rezone. In the present instance, allowing Story Cottage to locate in this R2 Residential district would treat this home for seniors on a par with special care facilities that house people with developmental disabilities or mental illness, and the group homes that house delinquent juveniles – all uses with greater externalities than a Story Cottage for seniors

receiving memory care in a virtually identical living arrangement. Consequently, treating Story Cottage the same as these residential care facilities and group homes would *not* alter the fundamental nature of Fishers' UDO nor impose undue financial or administrative burdens on the city.

C. Fishers Studies and Comprehensive Plan

The proposed Story Cottage offers the city an opportunity to implement several of its adopted strategies and objectives. Granting the rezone will create a home where current Fishers residents in need of memory care can remain in the City they helped make so desirable.

The proposed Story Cottage complies with Housing Strategy #1 of the city's *Housing Needs Analysis & Strategy*: "Encourage development of a variety of senior housing units." The report found that Fishers' population is aging, consistent with national trends, and that over the next 20 years, "42.5% of all net household growth in Fishers will be by households 65 years of age or older."¹

The proposed Story Cottage provides the infill housing under the R2 Residential zoning district for seniors with disabilities and special needs with design features suitable for senior living that the city's comprehensive plan seeks. The city's comprehensive plan, *Fishers 2040 A Framework for Our Future*, calls for the city to "Be a leader in identifying and addressing housing needs."² Fishers can take a giant step to achieving this objective by allowing housing like Story Cottage for disabled seniors as a permitted use like it does other community residences for people with disabilities, namely "special care facilities" for people with developmental disabilities or mental illness. At a minimum, issuing the requested rezone will help address this housing need that the city has identified and seeks to meet.

The plan also seeks "To promote vibrant neighborhoods by enabling development, redevelopment and infill projects that sustain and enrich them." Under this objective, the plan provides additional details, including:

4.1.1. Integrate a variety of housing including affordable, **senior living**, apartments and single-family housing into redevelopment and infill development sites to enrich the diversity of housing choices in walkable, amenity-rich neighborhoods with design features that are suitable for **senior living** (such as one-level living, common or no-maintenance arrangement, walking distance to shops/services/outdoor recreational facilities). *[emphasis added]*

4.1.3. Integrate universal design principles into development, whenever possible, and encourage options for aging in place, such as wide doorways, no

¹ Urban Partners, *Housing Needs Analysis & Strategy City of Fishers, IN*, (Philadelphia, PA, Jan. 10, 2022), 88.

² *Fishers 2040 A Framework for Our Future, Comprehensive Plan Adopted June 2016, Amended June 2021*, 39

step entryways and single story living. Work with social service providers and housing development organizations to **provide homes for senior** and low-to moderate income **households with disabilities and special needs.**³

The property is located in the Suburban Residential category of the comprehensive plan, with the purpose to allow “single-family detached residential at low densities ranging from two to four dwelling units per acre.” Granting the requested rezone or reasonable accommodation would recognize that the proposed Story Cottage is no less consistent with the Suburban Residential category than the residential care facilities and group homes that are allowed as permitted uses in this category.

D. No Impact on Property Values

Extensive research shows that Story Cottage will have no effect on property values, property turnover rates, traffic, neighborhood character, parking, public utilities – it will simply fit in with the other residences in the neighborhood.

Story Cottage proposes a \$2.5 million dollar investment in the proposed Real Estate to acquire the Real Estate and construct the custom home. The investment is also consistent with the assessed values of the homes in the area which demonstrates conservation of property values throughout the immediate area as well as throughout the City of Fishers as a whole.

Furthermore, all the extensive research on the impacts of community residences for people with disabilities, including homes for people with memory care needs, strongly suggests that the proposed Story Cottage at 10990 Brooks School Road will not affect the value of neighbors’ property. More than 50 scientific studies have been conducted to determine if the presence of a community residence (group homes, residential care facilities in Fishers’ UDO), including homes like Story Cottage, has any effect on property values, property turnover, or neighborhood safety. *No matter what methodology was employed, the studies have independently concluded that when community residences are not clustered on a block and are under some government oversight, they do not affect property values, including on the houses next door – or on the marketability of nearby homes, neighborhood safety, neighborhood character, parking, traffic, public utilities, or municipal services.* From a zoning perspective, they perform the same as any other residence with a lack of negative externalities.

Please note that the residents of most of the community residences studied housed people far more mobile than the seniors living in a Story Cottage. They are much more active and visible in the community than Story Cottage residents are – going shopping, to work, to school, to treatment, to public facilities like the library and parks. Yet, the community residences in which they live also did not affect property values, turnover rates, traffic, or neighborhood safety. There is no doubt that with its much less mobile and less visible population, Story Cottage will not adversely affect its neighborhood or neighbors.

Please see the enclosed annotated bibliography included in this submission behind Tab 2 for details on a representative sample of these studies.

³ Ibid. 41.

E. Traffic

By letter dated January 7, 2026, a copy of which is included behind Tab 3, A&F Engineering, the City’s own traffic engineer consultant, provided its analysis that the proposed use will generate fewer than 5 vehicular trips during the AM and PM peak hours – well within the capacity of Brooks School Road. The report from the city’s traffic engineer concluded “that the proposed use will not have an adverse traffic impact on the surrounding roadway network.” It is Story Cottage’s belief that if the Real Estate to be developed with two single-family homes as presently permitted, the two houses would, at a minimum, generate the same number of vehicular trips as the proposed Story Cottage and likely more trips each day.

F. Consistency with the Neighborhood Design

As the drawings submitted for this proposal show, the exterior of the proposed Story Cottage fits in with the existing houses in the area. Behind Tab 4 is the conceptual landscape plan for the home and behind Tab 5 is a more detailed site plan. The home will consist of twelve (12) bedrooms to accommodate a maximum of twelve (12) residents, as well as community spaces, bathrooms, a kitchen, and a small outdoor patio. Behind Tab 6 are home elevations which illustrate the character and quality of the home, behind Tab 7 are photo examples of another Story Cottage home including the interior and behind Tab 8 are perspective renderings of the proposed home.

We look forward to presenting this matter to the Council on February 23, 2026.

TAB 2

A Representative Sample of the 50+ Studies on the Impacts of Small Assisted Living Facilities including Memory Care and Community Residences for People With Disabilities

No small land use has been studied for its impacts as exhaustively as community residences for people with disabilities *including small assisted living facilities providing memory care*. More than 50 scientific studies have been conducted to determine if the presence of a community residence (assisted living facility for up to 20 residents, group home, care home, etc.) has any effect on property values, property turnover, or neighborhood safety. *No matter which methodology has been used, every study has concluded that when these land uses are not clustered on the same block and operate under government oversight, they have no impact on property values, even on the houses next door, or on the marketability of nearby homes, neighborhood safety, neighborhood character, parking, traffic, public utilities, or municipal services.* The studies listed here constitute a very representative sample.

Most of the studies report on the different types of community residences separately so that, for example, you'll see the findings on group homes for frail elderly (such as assisted living and memory care) separately from those for group homes for people with developmental disabilities. The populations in most of these community residences are much more active outside the residences than the occupants of assisted living facilities and if their residences are not producing adverse impacts, then assisted living facilities whose residents are significantly less active in the community would have an even lesser effect.

It's frustrating but these days, such studies are rarely conducted for the same reasons that there are no new studies examining the link between smoking and lung cancer. Both questions are just so well settled that funding to conduct new studies is rarely, if ever, available.

Daniel Lauber, *Impacts on the Surrounding Neighborhood of Group Homes for Persons With Developmental Disabilities*, (Governor's Planning Council on Developmental Disabilities, Springfield, Illinois, Sept. 1986) (found no effect on property values or turnover due to any of 14 group homes for up to eight residents; also found crime rate among group home residents to be, at most, 16 percent of that for the general population). This study is available online as a PDF file from <http://www.planningcommunications.com> — click on the "Publications" button.

L. Dolan and J. Wolpert, *Long Term Neighborhood Property Impacts of Group Homes for Mentally Retarded People*, (Woodrow Wilson School Discussion Paper Series, Princeton University, Nov. 1982) (examined long-term effects on neighborhoods surrounding 32 group homes for five years after the homes were opened and found same results as in Wolpert, *infra*).

Julian Wolpert, *Group Homes for the Mentally Retarded: An Investigation of Neighborhood Property Impacts* (New York State Office of Mental Retardation and Developmental Disabilities Aug. 31, 1978) (most thorough study of all; covered 1570 transactions in neighborhoods of ten New York municipalities surrounding 42 group homes; compared neighborhoods surrounding group homes and

comparable control neighborhoods without any group homes; found no effect on property values; proximity to group home had no effect on turnover or sales price; no effect on property value or turnover of houses adjacent to group homes).

Martin Lindauer, Pauline Tung, and Frank O'Donnell, *Effect of Community Residences for the Mentally Retarded on Real-Estate Values in the Neighborhoods in Which They are Located* (State University College at Brockport, N.Y. 1980) (examined neighborhoods around seven group homes opened between 1967 and 1980 and two control neighborhoods; found no effect on prices; found a selling wave just before group homes opened, but no decline in selling prices and no difficulty in selling houses; selling wave ended after homes opened; no decline in property values or increase in turnover after homes opened).

Suffolk Community Council, Inc., *Impact of Community Residences Upon Neighborhood Property Values* (July 1984) (compared sales 18 months before and after group homes opened in seven neighborhoods and comparable control neighborhoods without group homes; found no difference in property values or turnover between group home and control neighborhoods).

Christopher Wagner and Christine Mitchell, *Non-Effect of Group Homes on Neighboring Residential Property*

Values in Franklin County (Metropolitan Human Services Commission, Columbus, Ohio, Aug. 1979) (halfway house for persons with mental illness; group homes for neglected, unruly male wards of the county, 12–18 years old).

Eric Knowles and Ronald Baba, **The Social Impact of Group Homes: a study of small residential service programs in first residential areas** (Green Bay, Wisconsin, Plan Commission June 1973) (disadvantaged children from urban areas, teenage boys and girls under court commitment, infants and children with severe medical problems requiring nursing care, convicts in work release or study release programs).

Minnesota Developmental Disabilities Program, **Analysis of Minnesota Property Values of Community Intermediate Care Facilities for Mentally Retarded (ICF-MRs)** (Dept. of Energy, Planning and Development 1982) (no difference in property values and turnover rates in 14 neighborhoods with group homes during the two years before and after homes opened, as compared to 14 comparable control neighborhoods without group homes).

Dirk Wiener, Ronald Anderson, and John Nietupski, **Impact of Community-Based Residential Facilities for Mentally Retarded Adults on Surrounding Property Values Using Realtor Analysis Methods**, 17 *Education and Training of the Mentally Retarded* 278 (Dec. 1982) (used realtors' "comparable market analysis" method to examine neighborhoods surrounding eight group homes in two medium-sized Iowa communities; found property values in six subject neighborhoods comparable to those in control areas; found property values higher in two subject neighborhoods than in control areas).

Montgomery County Board of Mental Retardation and Developmental Disabilities, **Property Sales Study of the Impact of Group Homes in Montgomery County** (1981) (property appraiser from Magin Realty Company examined neighborhoods surrounding seven group homes; found no difference in property values and turnover rates between group home neighborhoods and control neighborhoods without any group homes).

Burleigh Gardner and Albert Robles, **The Neighbors and the Small Group Homes for the Handicapped: A Survey** (Illinois Association for Retarded Citizens Sept. 1979) (real estate brokers and neighbors of existing group homes for the retarded, reported that group homes had no effect on property values or ability to sell a house; unlike all the other studies noted here, this is based solely on opinions of real estate agents and neighbors; because no objective statistical research was undertaken, this study is of limited value).

Zack Cauklins, John Noak and Bobby Wilkerson, **Impact of Residential Care Facilities in Decatur** (Macon County Community Mental Health Board Dec. 9, 1976) (examined neighborhoods surrounding one group home and four intermediate care facilities for 60 to 117 persons with mental disabilities; members of Decatur Board of Realtors report no effect on housing values or turnover).

Metropolitan Human Services Commission, **Group Homes and Property Values: A Second Look** (Aug. 1980) (Columbus, Ohio) (halfway house for persons with mental illness; group homes for neglected, unruly male wards of the county, 12–18 years old).

Tom Goodale and Sherry Wickware, **Group Homes and Property Values in Residential Areas**, 19 *Plan Canada* 154–163 (June 1979) (group homes for children, prison pre-parolees).

City of Lansing Planning Department, **Influence of Halfway Houses and Foster Care Facilities Upon Property Values** (Lansing, Mich. Oct. 1976) (No adverse impacts on property values due to halfway houses and group homes for adult ex-offenders, youth offenders, alcoholics).

Michael Dear and S. Martin Taylor, **Not on Our Street**, 133–144 (1982) (group homes for persons with mental illness have no effect on property values or turnover).

John Boeckh, Michael Dear, and S. Martin Taylor, **Property Values and Mental Health Facilities in Metropolitan Toronto**, 24 *The Canadian Geographer* 270 (Fall 1980) (residential mental health facilities have no effect on the volume of sales activities or property values; distance from the facility and type of facility had no significant effect on price).

Michael Dear, **Impact of Mental Health Facilities on Property Values**, 13 *Community Mental Health Journal* 150 (1977) (persons with mental illness; found indeterminate impact on property values).

Stuart Breslow, **The Effect of Siting Group Homes on the Surrounding Environs** (1976) (unpublished) (although data limitations render his results inconclusive, the author suggests that communities can absorb a "limited" number of group homes without measurable effects on property values).

P. Magin, **Market Study of Homes in the Area Surrounding 9525 Sheehan Road in Washington Township, Ohio** (May 1975) (available from County Prosecutors Office, Dayton, Ohio). (found no adverse effects on property values.) ■

TAB 3

January 7, 2026

Laura McClure, PE, CFM
City of Fishers Engineering Department

Re: Story Cottage Memory Care Center

Dear Ms. McClure,

As requested, I have reviewed the estimated trip generation for the proposed 7500 square foot (12 bed) Story Cottage memory care facility that is to be located at 10982 & 10990 Brooks School Road. Based on information published within the 12th Edition of the ITE Trip Generation Manual, the proposed use will generate fewer than 5 vehicular trips during the AM and PM peak hours. Therefore, it can be concluded that the proposed use will not have an adverse traffic impact on the surrounding roadway network.

If you have any questions or comments, please contact me.

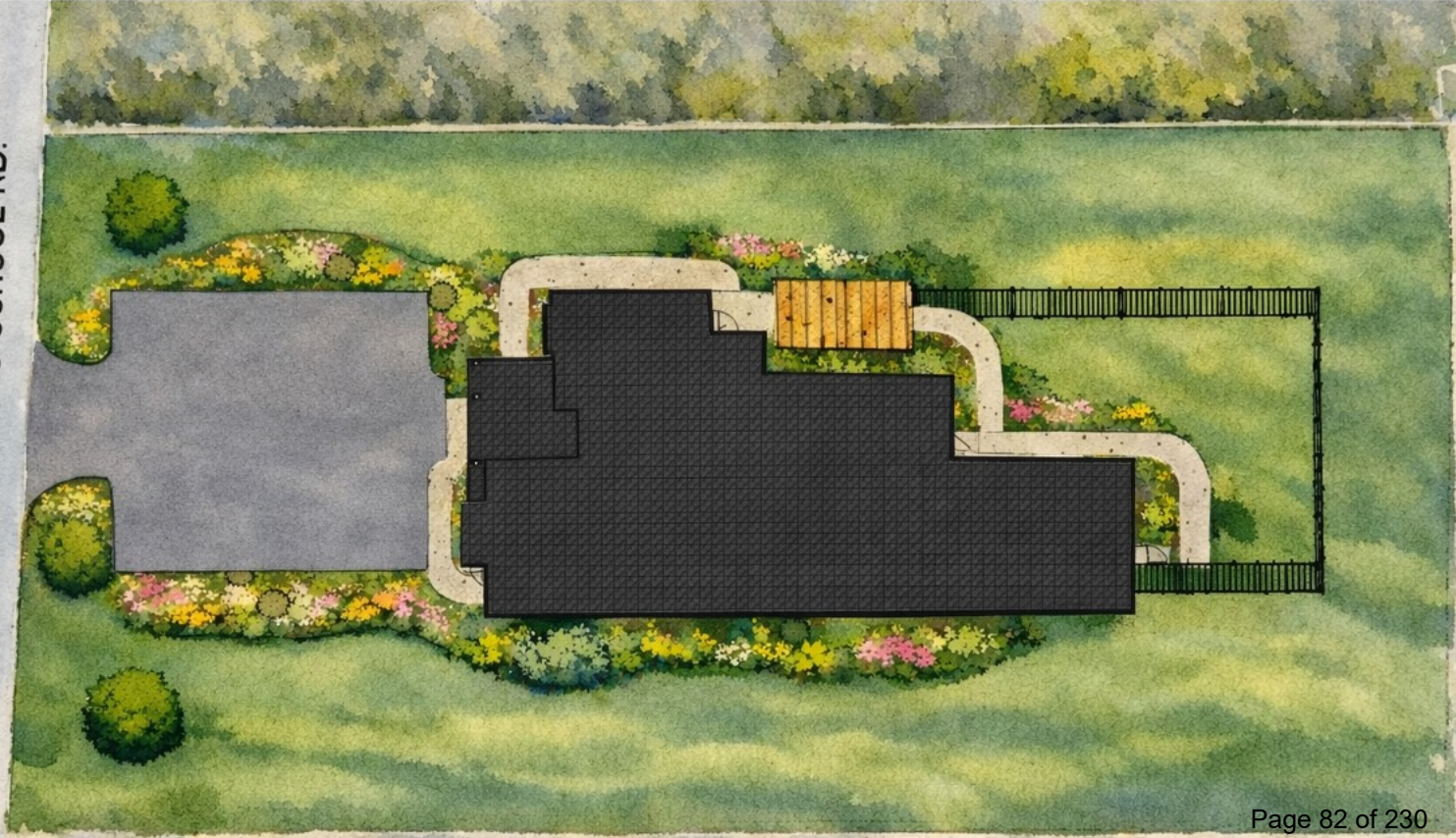
Sincerely,
A&F Engineering Co., LLC



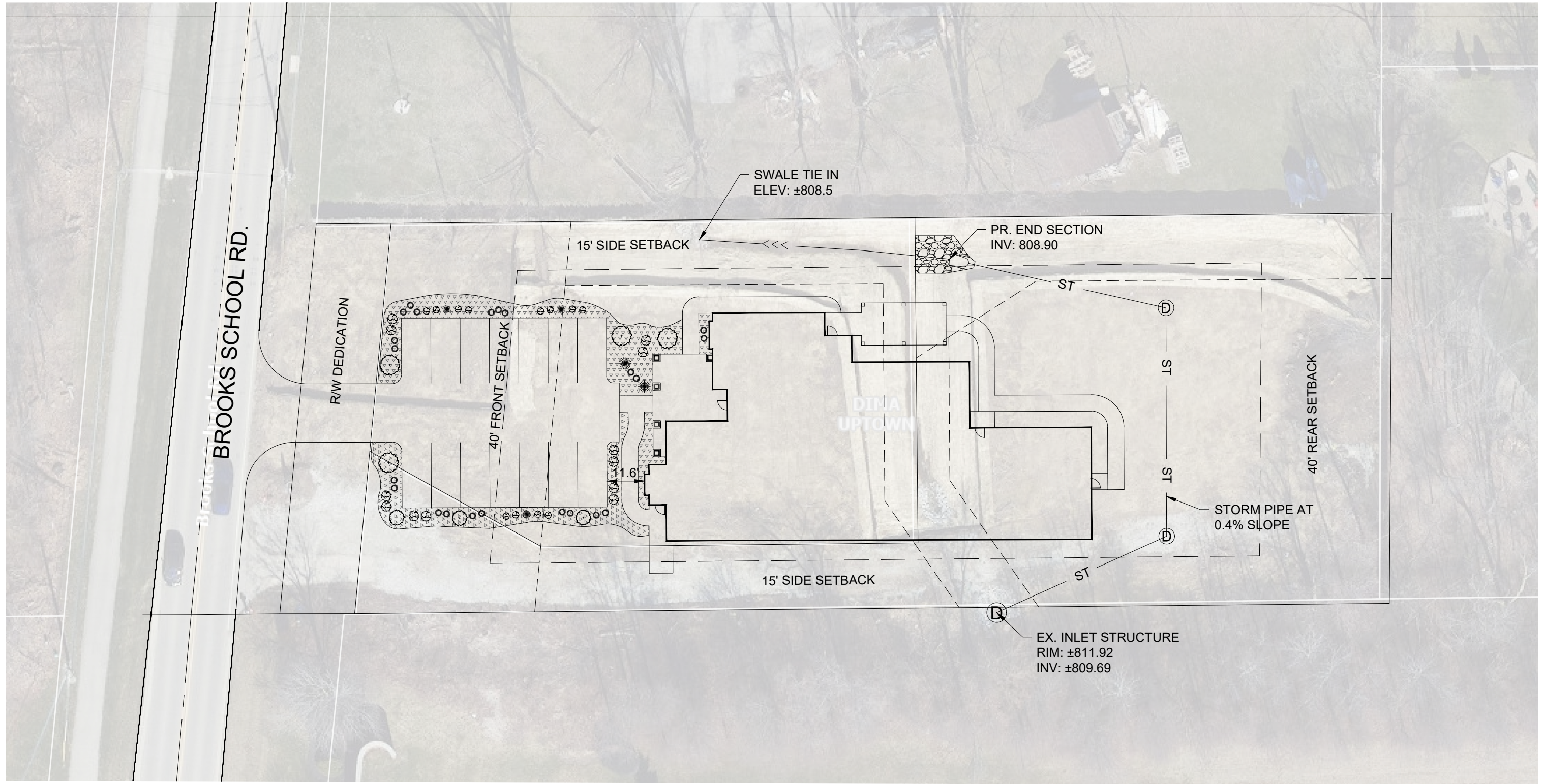
R. Matt Brown, PE/PTOE
Vice President

TAB 4

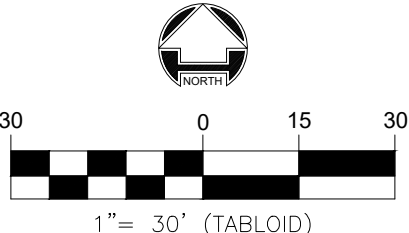
BROOKS SCHOOL RD.



TAB 5



10990_Brooks_School_Site_Plan.dwg



FISHERS STORY COTTAGE CONCEPT
 10990 BROOKS SCHOOL RD.
 FISHERS, INDIANA
 12/01/2025

TAB 6



For Illustrative Purposes Only

TAB 7







For Illustrative Purposes Only



For Illustrative Purposes Only



For Illustrative Purposes Only



For Illustrative Purposes Only

TAB 8





APPENDIX A

Fair Housing Review and Analysis¹

Story Cottage respectfully submits that the proposed use implicates important federal civil rights protections under the Fair Housing Act (“FHA”), 42 U.S.C. § 3601 et seq., and that approval of the requested rezoning is consistent with those obligations.

1. The Proposed Residents Are Persons with Disabilities Under Federal Law

Story Cottage will serve seniors with memory-related impairments, including Alzheimer’s disease and related dementias. These conditions substantially limit major life activities and constitute disabilities within the meaning of the Fair Housing Act. See 42 U.S.C. § 3602(h) (2022).

The FHA reflects a national commitment to eliminating housing discrimination and ensuring equal housing opportunity. 42 U.S.C. § 3601 (2022). The statute guarantees persons with disabilities the right to live in residential neighborhoods, subject only to legitimate and nondiscriminatory land-use regulations.

2. Reasonable Accommodation in Zoning

The Fair Housing Act makes it unlawful to refuse “a reasonable accommodation in rules, policies, practices, or services, when such accommodation may be necessary to afford [a person with a disability] equal opportunity to use and enjoy a dwelling.” 42 U.S.C. § 3604(f)(3)(B) (2022).

The United States Court of Appeals for the Seventh Circuit has made clear that this obligation applies in the zoning context. In *Oconomowoc Residential Programs, Inc. v. City of Milwaukee*, 300 F.3d 775, 784 (7th Cir. 2002), the court held that when a zoning authority refuses to reasonably accommodate small group living facilities for individuals with disabilities, it denies those individuals an equal opportunity to live in the community of their choice.

Similarly, in *Wisconsin Community Services, Inc. v. City of Milwaukee*, 413 F.3d 642, 646 (7th Cir. 2005), the Seventh Circuit explained that if a zoning or building-code rule bears more heavily on disabled persons than on others, the municipality must modify the rule to the extent necessary to redress that adverse effect.

These decisions recognize that zoning classifications, even if facially neutral, must yield when necessary to provide persons with disabilities an equal opportunity for residential living.

3. Equal Treatment Among Similarly Situated Residential Uses

Fishers’ UDO permits various residential group living arrangements serving individuals with disabilities within residential districts, including group homes for children and residential facilities for individuals with developmental disabilities or mental illness.

¹ Counsel for Story Cottage, Sarah Jane Hunt (sarahjane@kennedyhuntlaw.com), can provide further briefing or legal support for Story Cottage’s position as needed.

Story Cottage's proposed home is comparable in scale and character:

- Limited to twelve (12) residents;
- Residential in form and design;
- Operating within a single structure consistent with surrounding development;
- Generating minimal traffic impacts;
- Not altering neighborhood density beyond what is contemplated by the district.

The primary distinction is the age and diagnosis of the residents. Under federal law, distinctions that result in unequal access to residential neighborhoods for one class of disabled individuals, while permitting others of comparable residential character, raise fair housing concerns. See *Oconomowoc*, 300 F.3d at 784; *Wisconsin Community Services, Inc.*, 413 F.3d at 646.

Granting the requested PUD rezoning aligns the treatment of seniors with memory impairments with other permitted residential care uses and satisfies the City's reasonable accommodation obligations under 42 U.S.C. § 3604(f)(3)(B).

4. The Requested Accommodation Is Limited and Reasonable

The accommodation requested here is narrow

- Retain R2 as the base zoning;
- Permit a single additional residential use (a senior memory care group home);
- Cap the structure at 7,500 square feet;
- Limit occupancy to twelve (12) residents.

This does not fundamentally alter the zoning scheme. It does not introduce commercial activity. It does not change the essential residential character of the district.

As the Seventh Circuit has emphasized, municipalities are not required to abandon legitimate land-use principles. Rather, they must adjust their application when necessary to afford equal housing opportunity. *Oconomowoc*, 300 F.3d at 784; *Wisconsin Community Services, Inc.*, 413 F.3d at 646. Approval of the requested rezoning accomplishes precisely that balance.

5. Formal Request

To the extent necessary, Story Cottage respectfully requests that the City treat this petition as a formal request for reasonable accommodation under 42 U.S.C. § 3604(f)(3)(B) and approve the proposed rezoning so that seniors with memory-related disabilities may enjoy equal opportunity to reside within a residential district of the City.

City Council Staff Report

Meeting Date: February 23, 2026

DEPARTMENT CONTACT:

Ross Hilleary

CASE NUMBER:

RZ-26-1, Ordinance No. 012026C

PETITIONER:

Rick Lawrence on behalf of Story Custom
Development LLC dba Story Cottage

PROPERTY ADDRESS/LOCATION:

10982 & 10990 Brooks School Road
13-15-03-00-00-013.001 & 13-15-03-00-00-013.000

REQUEST: Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road

APPLICABLE REGULATIONS:

City of Fishers Unified
Development Ordinance

EXISTING ZONING:

R2 Residential

FISHERS 2040:

Suburban Residential

Lot Size: .86 Acres

LOCATION MAP



STAFF RECOMMENDATION

Favorable Recommendation

Unfavorable Recommendation

No Recommendation

ZONING OVERVIEW:

This property is zoned R2 Residential. The R2 District is intended to provide for single-family homes in a lower density range of approximately 1.0 to 1.7 dwelling units per acre.



Zoning Map

REZONING REQUEST:

Rick Lawrence of Nelson & Frankenberger on behalf of Story Custom Development, LLC dba Story Cottage is requesting a rezone the property from R2 Residential to PUD District to allow for a 7,500 square feet 12-bed memory care facility.

Per the petitioner:

By way of background, Story Cottage offers a boutique memory care concept to its senior residents where compassion meets luxury. Story Cottage is dedicated to providing a unique and personalized approach in a safe home-like environment, including individual bedrooms, community spaces and tailored activities to assist its residents in feeling purposeful engagement. Story Cottage operates a Senior Group Home at 13633 Carey Road, Carmel, IN,

and 1840 West Main, Carmel, IN, as well as two other senior group homes in Indianapolis located at 7126 Spring Mill Rd in Meridian Hills and 413 E. 86th St. in Williams Creek.

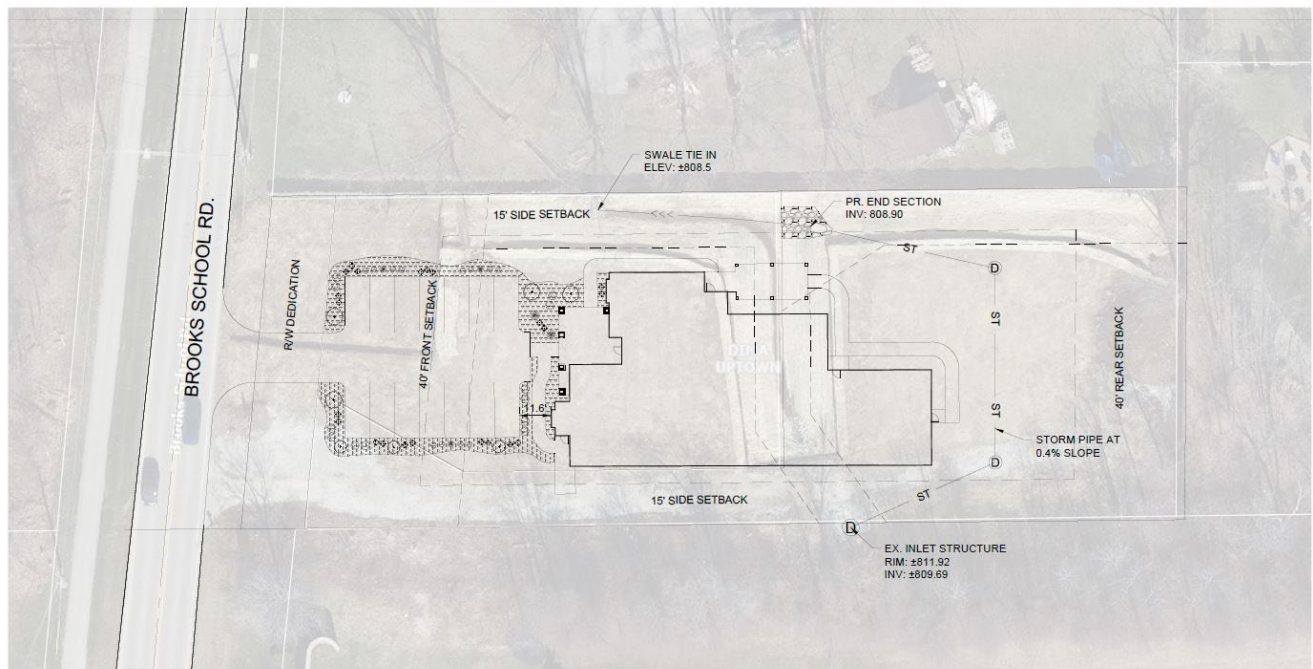
Regarding the Senior Group Home request for the subject Real Estate, the home itself is of a custom design and construction and will consist of twelve (12) bedrooms to accommodate a maximum of twelve (12) residents, including community spaces, a kitchen space and a small outdoor patio. Included with the filing are the proposed home elevations and perspectives which illustrate the design character and quality of the home. Also included with the filing is the Site Plan and it should be noted that the home will be constructed to meet the underlying R2 Residential development standards.

These two subdivided lots would be combined for the development.

The PUD proposes all uses allowed in R2 Residential with the addition of a residential facility that provides memory care services with the following limitations:

- The building shall not exceed 7,500 sqft
- Maximum of twelve (12) individuals
- Building shall be designed as conceptually depicted Exhibit B.3.

The Concept Plan depicted below is incorporated. The general site plan is not the same the Director shall notify the applicant allow for either the Director to approve deviations or requiring City Council action if so determined by the Director.



Concept Site Plan included in the Ordinance, labeled as Exhibit B.2



Proposed Elevation included in the Ordinance, labeled as Exhibit B.3

All other standards within the PUD shall apply with R2 Residential zoning district.

Staff will require the architecture to be approved by the PUD Committee as full elevations are not included in the PUD document. This is a public meeting but not a public hearing.

This item was previous presented as RZ-25-6 by Rick Lawrence of Nelson & Frankenberger on behalf of Story Custom Development, LLC dba Story Cottage as a request to rezone the property from R2 Residential to C-Low Commerical Low-Impact District to allow for a 7,500 square feet 12-bed memory care facility. This item was pulled prior to the final reading at City Council.

A Traffic Letter is attached from A&F Engineering regarding the proposed peak time as it relates to traffic along Brooks School Road.

PUBLIC COMMENTS:

The Public Comments presented at the December 3, 2025 Plan Commission meeting can be found within the Plan Commission Meeting Minutes.

Attached herein as Public Comments that were submitted and provided via email and summarized below:

- Mitch and Shannon Langmaack of 9777 Willow View Road was in favor of the rezone based on their personal experiences of family members who have memory loss.
- Keith A Tyner of 7598 Timber Springs Drive S (Timber Springs) was in favor of the rezone based on his experience with his mom and her memory issues; stated Fishers Police has assisted in retrieving her from roaming from her assisted living and believes Story Cottage is focused on the needs of our aging neighbors.
- Susan Barrett, no address provided, was in favor of the rezone based on her experience with her mom at the Story Cottage in Carmel.
- Ken and Traci Nicholson of 11070 Napa Valley Lane (Sandstone Knoll) were in favor of the rezone having seen the property in question for the past 25 years go through many changes. They welcome the addition.
- Dan Collins of 10016 Leeward Blvd Indianapolis, IN (not within city limits) was in favor of the rezone based on his experience with his wife at the Story Cottage in Carmel.
- Dana Bain, no address provided, was not in favor of the rezone based on traffic and lack of pedestrian improvements.

City Council on January 20, 2026, per the draft minutes by Jennifer Kehl City of Fishers Clerk:

- *Gary Meade, Malek Smadi, and Mary Catio all came forward. All spoke against the memory cottages wanting to build on Brooks School Road between 116th Street and Fall Creek. Near Breakwater addition). They do not want commercial/businesses in that area. They are concerned about property values going down and additional traffic in the area.*

NEIGHBORHOOD MEETING:

The petitioner and their legal counsel held a neighborhood meeting on Thursday, January 29, 2026 at 6:30 PM at the Hawthorns County Club with approximately 20 residents in attendance including Councilor Tiffanie Dietlevson, Councilor Todd Zimmerman and Councilor Brad Dreamer. Primary concerns included traffic, possible future rezones of the adjacent parcels to the north and the clients who would be houses at the memory care facility.

PLAN COMMISSION & PUBLIC HEARING:

Plan Commission meet on February 4, 2026. The petitioner was present along with City Councilors Todd Zimmerman and Brad DeReamer and approximately 25 residents.

Here are the residents that spoke in favor or remonstrated (not in favor), along with the provided address and neighborhood:

- Traci Nicholson of 11070 Napa Valley L (Sandstone Knoll) was in favor.
- Eric Coalson of 181 Breakwater Drive (Breakwater) was not in favor.
- Tiffany Neylon of 11240 Desert Lane Drive (Sandstone Knoll) was not in favor.
- Rowson Raifsnider of 10801 Pine Valley Court (Quaker Ridge) was in favor.
- David Turk of 425 Breakwater Drive (Breakwater) was not in favor.
- Brian Camilleri of 215 Breakwater Drive (Breakwater) was not in favor.
- Mary Caito of 265 Breakwater Drive (Breakwater) was not in favor.
- Brenda Bowman of 11270 Hawthorn Ridge (Hawthorne Ridge) was in favor.
- Joesph Barrett of 3270 Hazel Foster Drive (Carmel Resident) was in favor.
- Dana Newell of 230 Breakwater Drive (Breakwater) was not in favor.
- Steve Cage of 371 Breakwater Drive (Breakwater) was not in favor.
- Michael Neylon of 11240 Desert Glen Drive (Sandstone) was not in favor.
- Paul Kirkpatrick of 340 Breakwater Drive (Breakwater) spoke on behalf of the HOA and was not in favor.

The Plan Commission made a motion to send a No Recommendation to City Council which failed 4-2.

This was proceeded by a motion to send a Favorable Recommendation to City Council which failed 5-1.

Plan Commission sends no recommendation after a motion could not be agreed upon.

STAFF RECOMMENDATION:

While the comprehensive plan calls for Suburban Residential staff believe this use and planned unit development is an acceptable reuse of the property. This use provides small scale memory care within our community while keeping and maintaining a residential character. Per the traffic letter the trips do not generate a concern.

Staff has a favorable recommendation.

STAFF RECOMMENDATION

- Favorable Recommendation Unfavorable Recommendation No Recommendation

January 7, 2026

Laura McClure, PE, CFM
City of Fishers Engineering Department

Re: Story Cottage Memory Care Center

Dear Ms. McClure,

As requested, I have reviewed the estimated trip generation for the proposed 7500 square foot (12 bed) Story Cottage memory care facility that is to be located at 10982 & 10990 Brooks School Road. Based on information published within the 12th Edition of the ITE Trip Generation Manual, the proposed use will generate fewer than 5 vehicular trips during the AM and PM peak hours. Therefore, it can be concluded that the proposed use will not have an adverse traffic impact on the surrounding roadway network.

If you have any questions or comments, please contact me.

Sincerely,
A&F Engineering Co., LLC



R. Matt Brown, PE/PTOE
Vice President



**City of Fishers
Advisory Plan Commission
February 2, 2026
RZ-26-1
Story Cottage PUD
Public Comments**

From: [Ross Hilleary](#)
To: [Micah Langmaack](#)
Cc: [Kari Adriano](#); [Planning Dept](#)
Subject: RE: Story Cottage (Public Comment)
Date: Thursday, January 15, 2026 2:57:00 PM

Micah and Shannon—
Your public comment will be noted.
Thank you.

From: Micah Langmaack <rest.grace@gmail.com>
Sent: Thursday, January 15, 2026 9:34 AM
To: Scott Fadness <fadness@fishersin.gov>
Subject: Story Cottage

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- This is a personal email address.
- This is their first email to you.

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Dear Mayor Fadness,

As a Fishers resident living at 9777 Willow View Road, I am writing to express my support for the Story Cottage location at 10990 Brooks School Road. We have personal experience with loved ones having memory loss and Story Cottage is the ideal location we would want them in. The facilities are well designed and maintained, adding value to the surrounding neighborhood. Story Cottage will be an excellent addition to our community and we would appreciate your support. Thank you for your consideration.

Micah and Shannon Langmaack

From: [Ross Hilleary](#)
To: [Keith Tyner](#)
Cc: [Planning Dept](#)
Subject: RE: Story Cottage & Senior Home Companions (Public Comment)
Date: Thursday, January 15, 2026 2:57:00 PM
Attachments: [image002.png](#)
[image001.png](#)

Your public comment will be noted.

Thank you.

From: Planning Dept <planning@fishersin.gov>
Sent: Thursday, January 15, 2026 12:36 PM
To: Keith Tyner <kttyner@gimbalfinancial.com>
Cc: Ross Hilleary <hillearyr@fishersin.gov>
Subject: RE: Story Cottage & Senior Home Companions

Keith –

Thank you for reaching out to the City of Fishers. I'm forwarding your message on to our Assistant Director of Planning, Ross Hilleary.

Kind regards,

Community & Economic Development
Tel: 317.595.3155
Email: planning@fishersin.gov



From: Keith Tyner <kttyner@gimbalfinancial.com>
Sent: Wednesday, January 14, 2026 4:20 PM
To: Scott Fadness <Fadness@fishersin.gov>; peterston@fishersin.gov; John DeLucia <deluciaj@fishersin.gov>; Cecilia Coble <coblec@fishersin.gov>; Brad DeReamer <dereamerb@fishersin.gov>; Tiffanie Ditlevson <ditlevson@fishersin.gov>; Selina Stoller <stollers@fishersin.gov>; Bill Stuart <stuartw@fishersin.gov>; Todd Zimmerman <zimmermant@fishersin.gov>; John Weingardt <weingardtj@fishersin.gov>; Planning Dept <Planning@fishersin.gov>
Subject: Story Cottage & Senior Home Companions

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Dear Planning Commission-

I am a long time resident of Fishers and have operated businesses here for more than 30 years.

I am writing to offer my support for the Story Cottage location at 10990 Brooks School Road.

My mom struggled with memory issues and we spent many hours traveling the roads of Fishers tending to her needs. On occasion the Fishers police had to retrieve her from roaming away from her assisted living. Story Cottage is focused on the needs of our aging neighbors and do a remarkable job serving the community!!

I appreciate you helping this great organization succeed by supporting their efforts!

Keith
Keith A. Tyner
Owner - Gimbal Financial

7598 Timber Springs Dr S
Fishers, IN 46038

kytyner@gimbalfinancial.com
www.gimbalfinancial.com
[\(317\) 578-1600](tel:(317)578-1600) (Office)
[\(317\)863-3811](tel:(317)863-3811) (Direct)

[Click here to schedule a time to meet](#)

CONFIDENTIALITY NOTICE: This message is for the sole use of the intended recipient(s). If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. For our clients, we do not accept instructions through e-mail or voicemail communication. All transaction requests require a verbal confirmation. Should our dialogues include discussions around adding a new advisory service or opening a new account, please review our Form CRS before making any decisions.

From: [Ross Hilleary](#)
To: "[Susan Barrett](#)"
Subject: RE: Potential Story Cottage in Fishers (Public Comment)
Date: Tuesday, January 20, 2026 10:26:36 AM
Attachments: [image002.png](#)
[image001.png](#)

Susan—

This email has been marked as a public comment for Story Cottage.

Thank you.

From: Susan Barrett <sbarrett@theoconnorhouse.org>
Sent: Tuesday, January 20, 2026 9:21 AM
To: Planning Dept <planning@fishersin.gov>
Cc: Ross Hilleary <hillearyr@fishersin.gov>
Subject: Re: Potential Story Cottage in Fishers

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Thank you! I appreciate you all!

Best,
Susan Barrett

On Tue, Jan 20, 2026 at 9:00 AM Planning Dept <planning@fishersin.gov> wrote:

Susan,

Thank you for reaching out to the City of Fishers. I've forwarded your message to our Assistant Director, Ross Hilleary. Your public comment will be noted.

Kind regards,

Community & Economic Development

Tel: 317.595.3155

Email: planning@fishersin.gov

Web: fishersin.gov



From: Susan Barrett <sbarrett@theoconnorhouse.org>

Sent: Monday, January 19, 2026 4:22 PM

To: Planning Dept <planning@fishersin.gov>

Subject: Potential Story Cottage in Fishers

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

To Fishers Planning & City Council,

I am writing to express that I fully support the Story Cottage in Fishers on Brooks School Road. As a resident of Carmel, I currently live down the street from the Carey Road Story Cottage location. When this location was being built, we often drove by admiring the beauty of the home. The landscaping was beautiful, and the home fit nicely in our neighborhood in Carmel. We had no idea what it was, just that it immediately made the corner look so beautiful.

Not long after, my Mom was diagnosed with Dementia, and we found ourselves in a position where we knew way more than we ever imagined we would about this house we drove by almost every day for several years.

Our Mom has now lived at the Carmel location for over 2 years.

I can say without hesitation, Story Cottage has done an amazing job at continuing to upkeep the home, not only on the outside, but the inside as well.

The staff is so kind and considerate of the neighbors, and if there are any concerns, they are always addressed immediately.

I drive right by, or I am there almost every day. There is no additional traffic, or truly anything going on that would differentiate it from any other home in the area.

What a true blessing the Story Cottage has been to our community. Without hesitation, I fully support this home going up in Fishers and have no doubt you all will feel the same as we do in Carmel about the home across the street from us.

Best,
Susan Barrett

Susan Barrett
House Director
317-844-9562 | 317-614-5030 cell

--

Susan Barrett
House Director
317-844-9562 | 317-614-5030 cell

From: [Ross Hilleary](#)
To: [Traci Y Nicholson](#)
Cc: [HOME \(ktab@att.net\)](#)
Subject: RE: Support for Story Cottage - Nicholsons (Public Comment)
Date: Tuesday, January 20, 2026 10:27:19 AM
Attachments: [image002.png](#)
[image001.png](#)

Ken and Traci—

This email has been marked as a public comment for Story Cottage.

Thank you.

From: Planning Dept <planning@fishersin.gov>
Sent: Tuesday, January 20, 2026 9:02 AM
To: Traci Y Nicholson <nicholson_traci@lilly.com>
Cc: HOME (ktab@att.net) <ktab@att.net>; Ross Hilleary <hillearyr@fishersin.gov>
Subject: RE: Support for Story Cottage - Nicholsons

Ken and Traci –

Thank you for reaching out to the City of Fishers. I've forwarded your message to our Assistant Director, Ross Hilleary. Your public comment will be noted.

Kind regards,

Community & Economic Development
Tel: 317.595.3155
Email: planning@fishersin.gov



From: Traci Y Nicholson <nicholson_traci@lilly.com>
Sent: Monday, January 19, 2026 9:44 PM
To: Planning Dept <planning@fishersin.gov>
Cc: Traci Y Nicholson <nicholson_traci@lilly.com>; HOME (ktab@att.net) <ktab@att.net>
Subject: Support for Story Cottage - Nicholsons

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Fishers Planning commission,

We are writing to express our support for the proposed development of Story Cottage at 10990 Brooks School Road. We are a neighbor whose property in Sandstone Knoll directly borders the proposed site.

We have lived at 11070 Napa Valley Lane for 25 years and have seen the property in question go through many changes. It began as a reasonably maintained residence but gradually fell into disrepair. At one point, the homeowner operated a kennel, which brought constant noise and odor. When the property was sold to Dima Uptown (the current owner), we were disappointed to see all vegetation cleared, leaving no buffer between our property and Brooks School Road. We were further concerned upon learning of plans to build two multi-story "million-dollar homes," which would have significantly reduced the privacy of our backyard. Our experience with the current owner has not been a positive one and we are grateful this is no longer the plan for this property. The current site is not priced for a residential opportunity.

In contrast, we view Story Cottage as a welcome addition to the neighborhood. Their facilities are single-story, residential in appearance, and well maintained and landscaped. More importantly, they provide a much-needed service to elderly community members struggling with dementia and Alzheimer's disease. Story Cottage will allow these residents to continue their lives with quality care in a home-like setting. We believe Story Cottage will be good neighbors and look forward to welcoming them to the community.

Finally, we understand that the proposed rezoning ordinance would allow Story Cottage to operate as a "Memory Care Group Home for Adults," with a maximum floor area of 7,500 sq. ft., and a site plan and architecture substantially similar to what was presented at the public hearing on December 3, 2025. We believe this stipulation is important, as it ensures that any future changes would require additional review and rezoning, protecting both our property and the neighborhood.

Thank you for your consideration.

Ken and Traci Nicholson
11070 Napa Valley Lane
Fishers, IN 46037

From: [Ross Hilleary](#)
To: [Dan Collins](#)
Subject: RE: Story Cottage Hearing (Public Comment)
Date: Tuesday, January 20, 2026 10:27:47 AM
Attachments: [image002.png](#)
[image001.png](#)

Dan—

This email has been marked as a public comment for Story Cottage.

Thank you.

From: Planning Dept <planning@fishersin.gov>
Sent: Tuesday, January 20, 2026 8:59 AM
To: Dan Collins <collins_dan_g@lilly.com>
Cc: Ross Hilleary <hillearyr@fishersin.gov>
Subject: RE: Story Cottage Hearing

Dan –

Thank you for reaching out to the City of Fishers. I've forwarded your message to our Assistant Director, Ross Hilleary. Your public comment will be noted.

Kind regards,

Community & Economic Development
Tel: 317.595.3155
Email: planning@fishersin.gov



From: Dan Collins <collins_dan_g@lilly.com>
Sent: Monday, January 19, 2026 5:10 PM
To: Planning Dept <planning@fishersin.gov>
Subject: Story Cottage Hearing

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Dear Fishers Planning & City Council,

I want to express my support for the development of Story Cottage at 10990 Brooks School Road. My wife has been a resident at Story Cottage in Carmel since April 2025. She is only 60 years old but has young-onset advanced Alzheimer's Disease. Our family has been extremely pleased with the high-quality care provided by the Cottages. With a focus on dementia/Alzheimer's patients and no more than 10 residents, they put a premium on creating a homelike, loving environment that is truly a unique and special option for central Indiana residents. Although I'm a resident of Indianapolis, I live off 96th Street just across the street from Fishers. I understand and appreciate the neighborhood residents wanting to preserve all the wonderful attributes of their community. I can assure you that the Cottages is exceptional at maintaining beautiful houses and properties that fit naturally within its neighborhoods. With the very small number of residents at the Cottage, there is limited traffic impact, and rarely a need for emergency vehicles – in fact, I've never seen an ambulance on the property during my almost daily visits with my wife.

I feel that the Cottage's presence would be an attribute to the community and a gift to Fishers families

looking for an excellent care center near their homes.
Thank you for your consideration.

Dan Collins
317-702-9965
10016 Leeward Blvd.
Indianapolis, Indiana

From: [Ross Hilleary](#)
To: danabain2003@yahoo.com
Cc: [Kari Adriano](#)
Subject: RE: Rezoning Petition RZ-25-6 Story Cottage (Public Comment)
Date: Thursday, January 29, 2026 3:59:00 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Bain—

Thank for your email. I will include this in the public comment section.

From: Kari Adriano <adrianok@fishersin.gov>
Sent: Thursday, January 29, 2026 2:40 PM
To: Ross Hilleary <hillearyr@fishersin.gov>
Subject: FW: Rezoning Petition RZ-25-6 Story Cottage

KARI ADRIANO

Executive Assistant to the Mayor

317.595.3338

adrianok@fishersin.gov



-----Original Message-----

From: dana bain <danabain2003@yahoo.com>
Sent: Thursday, January 29, 2026 1:39 PM
To: Mayor Fadness <mayorfadness@fishersin.gov>; Pete Peterson <peterpson@fishersin.gov>; John DeLucia <deluciaj@fishersin.gov>; Selina Stoller <stollers@fishersin.gov>; John Weingardt <weingardtj@fishersin.gov>; stuartb@fishersin.gov; Brad DeReamer <dereamerb@fishersin.gov>; Cecilia Coble <coblec@fishersin.gov>; Tiffanie Ditlevson <ditlevsont@fishersin.gov>; Todd Zimmerman <zimmermant@fishersin.gov>
Subject: Rezoning Petition RZ-25-6 Story Cottage

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Hello,

I will be attending the Story Cottage hosted meeting this evening at Hawthorns, and I wanted to share in advance the concerns I will be raising.

My son's best friend was struck by a car while crossing Brook School Road on a scooter. He continues to experience lasting effects from that accident. In response, my husband worked extensively with the City Council to advocate for changes to Brook School Road, including the addition of a passing shoulder. Unfortunately, he cannot attend tonight's meeting as he is currently in California caring for his mother, who suffers from Alzheimer's disease.

Two things I know with certainty, due to first hand experience:

Brook School Road remains unsafe, and the behavior of individuals suffering from Alzheimer's and other forms of dementia is highly unpredictable. Given these realities, placing a memory care or wellness facility on Brook School Road represents a foreseeable hazard. Allowing such a use at this location is irresponsible, negligent, and potentially unlawful.

Despite the recent hill cut on Brook School Road, the proposed wellness center intersection remains extremely dangerous. The vertical slope significantly obstructs sightlines, and there is a documented history of drivers exceeding the posted speed limit in this area. This creates a clearly dangerous condition in which ambulances, staff, residents, and visitors would be required to make split-second decisions with limited visibility. From a legal standpoint, this substantially increases the City's liability exposure should a serious accident occur.

Additionally, there is no sidewalk, pedestrian path, or crosswalk on the east side of Brook School Road near the proposed site. This lack of basic pedestrian infrastructure further compounds the risk for dementia patients who are known to wander, their visitors and staff. The absence of safe pedestrian access transforms this site into an inherently unsafe environment and reinforces that the risks here are not hypothetical, but foreseeable.

I strongly urge you to instruct the City Attorney to conduct a comprehensive legal risk assessment of this site's access point. By permitting a high-traffic wellness or memory care facility at an intersection (decision point) with known vertical obstructions, speeding violations, and no pedestrian safeguards, the City would be assuming an extreme and unnecessary level of liability exposure for a condition it already knows to be dangerous.

Everyone I have spoken with is opposed to this development. It feels as though the voices of the residents who know this area best, and who will be most directly affected, are being ignored.

For all of these reasons, I respectfully and firmly ask that you vote NO on this rezoning.

Best regards,

Dana Bain

Breakwater Resident

To the Members of the Fishers Plan Commission,

We are writing on behalf of the homeowners of Sandstone HOA, which encompasses seven neighborhoods (Sandstone Knoll, Crossing, Ridge, Village, Woods, Lakes, and Meadows) and consists of 1041 single-family homes. We strongly oppose the proposed zoning change (Case No. RZ-26-1) that aims to permit the construction of a 12-bed memory care facility on the two parcels directly adjacent to our neighborhood.

We acknowledge the importance of providing care for aging residents within the broader community. However, we believe that the proposed use for this lot is not in accordance with the zoning intent, character, or scale of this low-density residential area. We kindly request that you take our concerns into consideration as you review this proposal.

Below are the primary reasons the requested zoning change should be **denied**:

1. The proposed use is fundamentally incompatible with existing zoning and established neighborhood character.

Our community was planned and marketed as a single-family residential development. A memory care facility—even one of modest size—operates as an institutional use with professional staffing, parking demands, transportation services, and facility-level operations. Such a use is inconsistent with the residential land-use pattern surrounding the site and conflicts with the expectations of homeowners who purchased under the current zoning protections.

2. Traffic volume and safety would be materially affected.

A facility of this type generates significantly more traffic than a single residence, including employee shift changes, visiting family members, healthcare providers, supply and service vehicles, medical transport vans, and waste management trucks. The roads serving our subdivision were designed for low-volume residential use, not recurring commercial-type traffic. Increased traffic raises concern for pedestrians, children, and cyclist safety and would change the nature of our streets. The traffic along Brooks School Rd. has been a large topic of discussion for neighbors in our community, adding any type of additional commercial space will just add to the constant traffic concerns that already exist.

3. Adjacent institutional use may negatively impact property values and marketability.

Residential buyers generally seek stable, low-density, exclusively residential surroundings. The proximity of an institutional facility—even a well-managed one—can reduce buyer demand and affect property valuations, particularly for the homes closest to the site. The proposed use represents a substantial departure from the residential character that underpins current market expectations.

4. Noise, lighting, and activity levels will be inconsistent with a quiet residential environment.

Staff arrivals and departures, early-morning activity, medical transports, facility equipment (including commercial-grade HVAC units or backup generators), and outdoor operations introduce noise and activity beyond what is typical of a single-family residence. These impacts would occur daily and permanently alter the neighborhood's atmosphere.

5. Emergency services usage is likely to increase significantly.

Memory care facilities routinely require EMS response due to resident health needs. Increased ambulance and emergency-vehicle presence—often with lights and sirens—creates additional disruption and places added demand on local public-safety resources. This type of activity is incompatible with a small, secluded, low-density residential community.

6. Approval would create an undesirable precedent for future non-residential encroachment.

Granting a zoning change or special-use approval for this institutional use invites similar requests for additional care facilities or quasi-commercial operations. This cumulative impact threatens to erode the long-standing residential character the current zoning is intended to preserve.

For these reasons, we respectfully request that the Plan Commission deny the proposed zoning change. While memory care services are important to the broader community, this particular location—immediately adjacent to established single-family neighborhood—is not suitable or compatible under sound planning principles.

Thank you for your careful consideration and for your commitment to maintaining the integrity of our residential areas.

Sincerely,

Sandstone Homeowners Association, Inc.
Board of Directors
Ed Nimtz, President

From: [Ross Hilleary](#)
To: danabain2003@yahoo.com
Cc: [Kari Adriano](#)
Subject: RE: Rezoning Petition RZ-25-6 Story Cottage (Public Comment)
Date: Thursday, January 29, 2026 3:59:00 PM
Attachments: [image002.png](#)
[image003.png](#)

Ms. Bain—

Thank for your email. I will include this in the public comment section.

From: Kari Adriano <adrianok@fishersin.gov>
Sent: Thursday, January 29, 2026 2:40 PM
To: Ross Hilleary <hillearyr@fishersin.gov>
Subject: FW: Rezoning Petition RZ-25-6 Story Cottage

KARI ADRIANO

Executive Assistant to the Mayor
317.595.3338
adrianok@fishersin.gov



-----Original Message-----

From: dana bain <danabain2003@yahoo.com>
Sent: Thursday, January 29, 2026 1:39 PM
To: Mayor Fadness <mayorfadness@fishersin.gov>; Pete Peterson <peterpson@fishersin.gov>; John DeLucia <deluciaj@fishersin.gov>; Selina Stoller <stollers@fishersin.gov>; John Weingardt <weingardtj@fishersin.gov>; stuartb@fishersin.gov; Brad DeReamer <dereamerb@fishersin.gov>; Cecilia Coble <coblec@fishersin.gov>; Tiffanie Ditlevson <ditlevsont@fishersin.gov>; Todd Zimmerman <zimmermant@fishersin.gov>
Subject: Rezoning Petition RZ-25-6 Story Cottage

EXTERNAL SENDER: Please exercise increased caution. Do not open attachments or click links from unknown senders or unexpected email messages.

Hello,

I will be attending the Story Cottage hosted meeting this evening at Hawthorns, and I wanted to share in advance the concerns I will be raising.

My son's best friend was struck by a car while crossing Brook School Road on a scooter. He continues to experience lasting effects from that accident. In response, my husband worked extensively with the City Council to advocate for changes to Brook School Road, including the addition of a passing shoulder. Unfortunately, he cannot attend tonight's meeting as he is currently in California caring for his mother, who suffers from Alzheimer's disease.

Two things I know with certainty, due to first hand experience:

Brook School Road remains unsafe, and the behavior of individuals suffering from Alzheimer's and other forms of dementia is highly unpredictable. Given these realities, placing a memory care or wellness facility on Brook School Road represents a foreseeable hazard. Allowing such a use at this location is irresponsible, negligent, and potentially unlawful.

Despite the recent hill cut on Brook School Road, the proposed wellness center intersection remains extremely dangerous. The vertical slope significantly obstructs sightlines, and there is a documented history of drivers exceeding the posted speed limit in this area. This creates a clearly dangerous condition in which ambulances, staff, residents, and visitors would be required to make split-second decisions with limited visibility. From a legal standpoint, this substantially increases the City's liability exposure should a serious accident occur.

Additionally, there is no sidewalk, pedestrian path, or crosswalk on the east side of Brook School Road near the proposed site. This lack of basic pedestrian infrastructure further compounds the risk for dementia patients who are known to wander, their visitors and staff. The absence of safe pedestrian access transforms this site into an inherently unsafe environment and reinforces that the risks here are not hypothetical, but foreseeable.

I strongly urge you to instruct the City Attorney to conduct a comprehensive legal risk assessment of this site's access point. By permitting a high-traffic wellness or memory care facility at an intersection (decision point) with known vertical obstructions, speeding violations, and no pedestrian safeguards, the City would be assuming an extreme and unnecessary level of liability exposure for a condition it already knows to be dangerous.

Everyone I have spoken with is opposed to this development. It feels as though the voices of the residents who know this area best, and who will be most directly affected, are being ignored.

For all of these reasons, I respectfully and firmly ask that you vote NO on this rezoning.

Best regards,
Dana Bain


Breakwater Resident

From: [Ross Hilleary](#)
To: mrc1527@gmail.com
Cc: [Planning Dept](#)
Subject: RE: New Plan Commission (Public Comment)
Date: Monday, February 2, 2026 8:51:00 AM

Mary—
 Thank you. Your public comment will be included.

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Sunday, February 1, 2026 8:02 PM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Plan Commission Public Comment

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New Plan Commission Public Comment

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Details

Changes since 2/1/26, 7:59 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	mary caito
Full Address	265 Breakwater Dr. Fishers IN 46037
Email Address	mrc1527@gmail.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage, case RZ-26-1
Comment	<p>I am AGAINST the rezoning of the residential lot on Brooks School Rd. to a PUD-C zoning for the company Story Cottage. From 116th to Fall Creek it is all residential.</p> <p>There is 2 much traffic on Brooks School to allow all the vehicles that will be coming in and out of a Dementia and Alzheimer's Lockdown facility. The facility will have minimal parking for the people who will be employed there as well as visitors and businesses coming there every day. It is a very dangerous area for a driveway to be. Emergence vehicles will not be able to turn around because the parking lot is very small. Please do not rezone this</p>

parcel of land. It is against the wishes of 3 neighborhoods- Breakwater, Sandstone and the Hawthorns. Thank you.

Would you like to receive email communications and

Yes

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From: [Ross Hilleary](#)
To: "ej@olo-law.com"
Subject: RE: New Plan Commission Public Comment
Date: Tuesday, February 3, 2026 3:26:00 PM

Eric—

Your comment will be provided to Plan Commission.

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Tuesday, February 3, 2026 3:25 PM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Plan Commission Public Comment

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Details

Changes since 2/3/26, 3:22 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Eric Olson
Full Address	181 Breakwater Drive Fishers IN 46037
Email Address	ej@olo-law.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage PUD / RZ-26-1
Comment	Please know that I am not opposed to memory care facilities. I recognize and respect the important role they play in our community. My objection is to this petition, at this location, and the way it has been processed. This request asks you to depart from your own Comprehensive Plan, your own Unified Development Ordinance, and long-standing zoning principles — for a single, specific operator. That is not good planning, and it is not

legally sound.

Let me briefly explain why.

First, this petition directly conflicts with the City's 2040 Comprehensive Plan. The Plan designates the subject property as Suburban Residential and the Breakwater subdivision as Estate Residential.

The Unified Development Ordinance explicitly states that the Comprehensive Plan shall be consulted and used as criteria in rezoning decisions.

City staff has acknowledged on the record that the Plan anticipated this area would remain residential.

Approving this petition would mean abandoning the Plan — not updating it, not amending it — but simply ignoring it for one project. That sets a precedent that should concern every homeowner and every future council.

This Commission is being asked to approve this petition without critical information.

There is no traffic study in the record. Staff admitted that no additional engineering has been done — only a conceptual rendering.

At the same time, there is pending litigation involving the property owner, who is currently being sued by a Breakwater resident for over \$100,000 in alleged property damage.

Approving under these circumstances — without traffic analysis, without engineering review, and with active litigation — places unnecessary risk on the City.

That is not zoning.

That is contract zoning for one operator — something Indiana courts have repeatedly rejected.

Denying this petition is legally safe, consistent with *Borsuk v. Town of St. John*, and fully aligned with your Comprehensive Plan and Unified Development Ordinance.

You would not be saying “no” to memory care.

You would be saying yes to good planning, yes to your own laws, and yes to predictable, fair zoning for all property owners.

On behalf of the Breakwater homeowners, I respectfully urge you to deny Petition RZ-26-1.

Thank you for your time, your service, and your careful consideration.

Would you like to receive email communications and

Yes

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From: [Ross Hilleary](#)
To: ["christineraine@comcast.net"](mailto:christineraine@comcast.net)
Subject: RE: New Plan Commission Public Comment
Date: Tuesday, February 3, 2026 2:06:00 PM


Christine—
Your public comment will be provided to Plan Commission.

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Tuesday, February 3, 2026 10:21 AM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Plan Commission Public Comment

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New Plan Commission Public Comment

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Details

Changes since 2/3/26, 10:18 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	christine Raine
Full Address	310 Breakwater Drive Fishers IN 46037
Email Address	christineraine@comcast.net
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	I would like to voice my opposition to the above proposal. It is a commercial property in the middle of residential properties. It is out of place and needs to be located in a commercial area. This could lower surrounding property values.
Would you like to receive email communications and	No

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From: [Ross Hilleary](#)
To: ["jsraine@comcast.net"](mailto:jsraine@comcast.net)
Subject: RE: New Plan Commission Public Comment
Date: Tuesday, February 3, 2026 2:05:00 PM

John—

Your public comment will be provided to Plan Commission.

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Tuesday, February 3, 2026 10:21 AM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Plan Commission Public Comment

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Details

Changes since 2/3/26, 10:18 AM

1 row added

1 row added or updated (shown in yellow)

[Row 2](#)

Full Name	John Raine
Full Address	310 Breakwater Drive Fishers IN 46037
Email Address	jsraine@comcast.net
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	I would like to voice my opposition to the above proposal. It is a commercial property in the middle of residential properties. It is out of place and needs to be located in a commercial area. This could lower surrounding property values.
Would you like to receive email communications and	Yes

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From: [Ross Hilleary](#)
To: ["grantryan@gmail.com"](mailto:grantryan@gmail.com)
Subject: RE: New Plan Commission Public Comment
Date: Tuesday, February 3, 2026 2:05:00 PM

Grant—
Your public comment will be provided to plan commission.

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Tuesday, February 3, 2026 10:23 AM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Plan Commission Public Comment

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Details

Changes since 2/3/26, 10:21 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Grant Ryan
Full Address	451 Breakwater Dr Fishers IN 46037
Email Address	grantryan@gmail.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	<p>This is a terrible idea. The proposed location will result in blind turns onto busy Brookscool Road by employees and family members. It also establishes a dangerous precedent for changing any parcel of land in Fishers to commercial use.</p> <p>As someone whose mother has been in a memory care center in Carmel for the past four and a half years, I am concerned about the significant daily traffic (deliveries, employees, family, ambulances) along a narrow road, which will inevitably lead to accidents. The location is also suboptimal for</p>

this type of facility, with ambulance calls likely to be difficult given the narrow plot of land, the nearby retention pond, and the busy road. If my mother were in this location, I would be constantly worried about her either drowning or being hit by a car.

Would you like to receive email communications and

No

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From: [Ross Hilleary](mailto:hillearyr@fishers.in.us) on behalf of hillearyr@fishers.in.us
To: ["carynj22@gmail.com"](mailto:carynj22@gmail.com)
Subject: RE: New Board of Zoning Appeals - Fishers (Public Comment)
Date: Tuesday, February 3, 2026 2:01:00 PM

Caryn—
Your public comment will be shared with Plan Commission

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Tuesday, February 3, 2026 1:24 PM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Board of Zoning Appeals - Fishers Public Comment

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Details

Changes since 2/3/26, 1:21 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Caryn Goo
Full Address	405 Breakwater Drive Fishers IN 46037
Email Address	carynj22@gmail.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	As a resident of Breakwater, I am opposed to the Memory Care facility next to our neighborhood. This is not the place for a medical facility - my mom is in a memory care facility right now in McCordsville so I understand the importance of having traffic flow around it and the need for emergency vehicles to access it. Traffic is constantly stopped at the light going north on Brooks School already. In the summer, when there are concerts, this would create a huge ordeal. Please consider our opposition to this project.
Would you like	

**to receive email
communications
and**

Yes

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From: [Ross Hilleary](#)
To: ["steve@cagecampus.com"](mailto:steve@cagecampus.com)
Subject: RE: New Plan Commission (Public Comment)
Date: Tuesday, February 3, 2026 10:02:00 AM

Hi Steve—
Your public comment will be provided to Plan Commission.

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Tuesday, February 3, 2026 9:55 AM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Plan Commission Public Comment

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Changes since 2/3/26, 9:53 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Steve Cage
Full Address	371 Breakwater Drive Fishers IN 46037
Email Address	steve@cagecampus.com
Meeting Date	02/04/26
Project Name/Resolution Number	RZ-25-6
Comment	I'm against the Story Cottage planned build. This is a commercial building in a residential high end area in Fishers IN. Ridiculous & a real bad idea in proposed location.
Would you like to receive email communications and	Yes

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|

From: [Ross Hilleary](#)
To: ["gary@gandkmeade.com"](mailto:gary@gandkmeade.com)
Subject: RE: New Plan Commission (Public Comment)
Date: Tuesday, February 3, 2026 9:42:00 AM

Gary—
Your comment will be provided to plan commission.
Thank you.

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Monday, February 2, 2026 7:32 PM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Plan Commission Public Comment

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New Plan Commission Public Comment

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Details

Changes since 2/2/26, 7:30 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Gary Meade
Full Address	295 Breakwater Drive Fishers IN 46037
Email Address	gary@gandkmeade.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage PUD
Comment	I am opposed to approving Story Cottage for multiple reasons that have already been expressed to the Plan Commission last month. Changing this petition to a PUD does not change the facts as laid out previously. There are no commercial properties between Fall Creek Road and 116th street. Even the Storage Cottage owner said in the meeting last week that they would oppose any other adjoining properties being approved if he got his approval. This location is the wrong location for this entity.

	Gary Meade
Would you like to receive email communications and	Yes

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From: [City of Fishers via Smartsheet](#)
To: [Kelly Lewark](#)
Subject: New Plan Commission Public Comment
Date: Tuesday, February 3, 2026 3:24:42 PM

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<!--[if !mso]--> <!--[endif]-->
New Plan Commission Public Comment

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Details

Changes since 2/3/26, 12:22 PM

1 row added

1 row added or updated (shown in **yellow**)

[Row 1](#)

Full Name	Eric Olson
Full Address	181 Breakwater Drive Fishers IN 46037
Email Address	ej@olo-law.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage PUD / RZ-26-1
Comment	<p>Please know that I am not opposed to memory care facilities. I recognize and respect the important role they play in our community.</p> <p>My objection is to this petition, at this location, and the way it has been processed.</p> <p>This request asks you to depart from your own Comprehensive Plan, your own Unified Development Ordinance, and long-standing zoning principles — for a single, specific operator. That is not good planning, and it is not legally sound.</p> <p>Let me briefly explain why.</p> <p>First, this petition directly conflicts with the City's 2040 Comprehensive Plan. The Plan designates the subject property as Suburban Residential and the Breakwater subdivision as Estate Residential.</p> <p>The Unified Development Ordinance explicitly states that the</p>

Comprehensive Plan shall be consulted and used as criteria in rezoning decisions.

City staff has acknowledged on the record that the Plan anticipated this area would remain residential.

Approving this petition would mean abandoning the Plan — not updating it, not amending it — but simply ignoring it for one project. That sets a precedent that should concern every homeowner and every future council.

This Commission is being asked to approve this petition without critical information.

There is no traffic study in the record. Staff admitted that no additional engineering has been done — only a conceptual rendering.

At the same time, there is pending litigation involving the property owner, who is currently being sued by a Breakwater resident for over \$100,000 in alleged property damage.

Approving under these circumstances — without traffic analysis, without engineering review, and with active litigation — places unnecessary risk on the City.

That is not zoning.

That is contract zoning for one operator — something Indiana courts have repeatedly rejected.

Denying this petition is legally safe, consistent with Borsuk v. Town of St. John, and fully aligned with your Comprehensive Plan and Unified Development Ordinance.

You would not be saying “no” to memory care.

You would be saying yes to good planning, yes to your own laws, and yes to predictable, fair zoning for all property owners.

On behalf of the Breakwater homeowners, I respectfully urge you to deny Petition RZ-26-1.

Thank you for your time, your service, and your careful consideration.

Would you like to receive email communications and

Yes

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From: [Traci Y Nicholson](#)
To: [Planning Dept](#); [Ross Hilleary](#)
Cc: [Pete Peterson](#); [Selina Stoller](#); [Todd Zimmerman](#); [Brad DeReamer](#)
Subject: Support for Story Cottage - Nicholsons (11070 Napa Valley Lane)
Date: Tuesday, February 3, 2026 11:38:59 PM

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This message needs your attention

- This is their first mail to some recipients.

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Fishers Planning commission and council members,

As a property owner directly impacted by the development of this parcel, we are in full support of a Story Cottage facility at the location of 10990 Brooks School Road. Our property in Sandstone Knoll directly borders the proposed site to the east. We are the only Sandstone property that borders these parcels.

When the current property owner started developing the site, we were disappointed to see all vegetation cleared, leaving no buffer between our property and Brooks School Road. We were further concerned upon learning of plans to build a ***gated*** entry with (2) two multi-story homes set close to the property lines, which would have significantly reduced the privacy of our backyard. Our experience with the current owner has not been a positive one and we are grateful this is no longer the plan for this property.

The current site is not priced for a residential opportunity. The drainage issues on these parcels will not allow for a home that includes a basement – surely that would be an expectation from anyone spending upwards of \$600k on a lot alone.

We have every reason to believe that Story Cottage will be a good neighbor. The proposed building has a residential appearance, residential lighting and will lack roadside signage. It will have a concrete drive – an improvement over the asphalt drive planned for by the current owner. It will be well maintained and landscaped, as I am sure the families of the residents will expect at the price point they are paying for the boutique care of their loved ones. Their one-story home will be set back 40’ from our home, allowing us to maintain the privacy we have enjoyed in our backyard for the last 25 years.

Just as important as what Story Cottage *will* bring to the community is what it will NOT bring. Their presence will ensure we do not have to suffer a rundown property, late night gatherings, loud music, boom-boom cars, fireworks, barking dogs in kennels, RV storage, boat storage, vehicle storage, yard sales and deteriorating storage sheds. We have experienced nearly all these issues and eyesores with the adjacent properties and look forward to quiet, respectful neighbors.

Neither the local neighbors nor Story Cottage want commercial development to assume the place of any of the four homes north of Story Cottage on Brooks School Road. We understand the Council to be of the same opinion and trust that will not happen if outside parties show interest in making such changes.

At the Hawthornes meeting held on 29 January, several neighbors expressed concern over the proximity of nearby retention ponds and fears that a resident could wander away from Story Cottage and into the water. If the ponds pose a risk to Story Cottage residents, then the same risks hold true for Breakwater/Sandstone residents and guests. Would their HOAs propose restricting the future sale of neighborhood properties to perspective buyers so long as they did not intend to have an elderly resident living with them? Or restrict home sales to families without a child on the autism spectrum that is attracted to such features? Are either of these communities suggesting the retention ponds be fenced in to protect their own residents, let alone any Story Cottage residents? In fact, retention ponds are required in subdivisions to manage

stormwater runoff. Story Cottage manages the safety and security of their residents to ensure they are not at risk for these concerns.

Traffic concerns are most often cited as the reason for rejecting the construction of Story Cottage. While there is a steady amount of traffic already present on Brooks School Road, the introduction of a memory care facility is hardly more than that of the two residential homes that were originally proposed. Imagine the traffic hazards that would be presented by a property owner trying to enter and exit these parcels with an RV, a trailered boat or trailered equipment for a business they own.

In summary, Story Cottage is the absolute best use for this property at this point in time. I have no doubt that once completed, no one will even recall what all the fuss was about as it will simply blend into its residential surroundings as intended.

Thank you for your consideration. I am happy to speak with any of you in person or have you visit our property, if interested.

Traci Nicholson
11070 Napa Valley Lane
Fishers, IN 46037
(317) 679-4503

From: [Ross Hilleary](#)
To: troberts@robertslitigation.com
Subject: RE: New Plan Commission (Public Comment)
Date: Wednesday, February 4, 2026 9:22:00 AM

Tasha—

Your public comment will be provide to Plan Commission.

From: City of Fishers via Smartsheet <automation@app.smartsheet.com>
Sent: Wednesday, February 4, 2026 8:12 AM
To: Ross Hilleary <hillearyr@fishers.in.us>
Subject: New Plan Commission Public Comment

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New Plan Commission Public Comment

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Details

Changes since 2/4/26, 8:10 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Tasha Roberts
Full Address	301 Breakwater Drive Fishers IN 46037
Email Address	troberts@robertslitigation.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	My family respectfully asks that the Board deny the zoning request for then following reasons: 1. The proposed use is fundamentally incompatible with existing zoning and established our neighborhood character. Our community was planned and marketed as an upscale, low-density, single-family residential development. A memory care facility—even one of modest size—operates as an institutional use with professional staffing, parking demands, transportation services, and facility-level operations. Such a use is inconsistent with the residential land-use pattern surrounding the site and conflicts with the

expectations of homeowners who purchased under the current zoning protections.

2. Traffic volume and safety would be materially affected. A facility of this type generates significantly more traffic than a single residence, including employee shift changes, visiting family members, healthcare providers, supply and service vehicles, medical transport vans, and waste management trucks. The roads serving our subdivision were designed for low-volume residential use, not recurring commercial-type traffic. Increased traffic raises concerns for pedestrian, child, and cyclist safety and would change the quiet nature of our streets.

3. Adjacent institutional use may negatively impact property values and marketability. High-end residential buyers generally seek stable, low-density, exclusively residential surroundings. The proximity of an institutional facility—even a well-managed one—can reduce buyer demand and affect property valuations, particularly for the homes closest to the site. The proposed use represents a substantial departure from the residential character that underpins current market expectations.

4. Noise, lighting, and activity levels will be inconsistent with a quiet residential environment. Staff arrivals and departures, early-morning activity, medical transports, facility equipment (including commercial-grade HVAC units or backup generators), and outdoor operations introduce noise and activity beyond what is typical of a single-family residence. These impacts would occur daily and permanently alter the neighborhood's atmosphere.

5. Emergency services usage is likely to increase significantly. Memory care facilities routinely require EMS response due to resident health needs. Increased ambulance and emergency-vehicle presence—often with lights and sirens—creates additional disruption and places added demand on local public-safety resources. This type of activity is incompatible with a small, secluded, low-density residential community.

6. Approval would create an undesirable precedent for future non-residential encroachment. Granting a zoning change or special-use approval for this institutional use invites similar requests for additional care facilities or quasi-commercial operations. This cumulative impact threatens to erode the long-standing residential character the current zoning is intended to preserve.

Thank you for considering my family concerns.

Would you like to receive email communications and

No

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From: [City of Fishers via Smartsheet](#)
To: [Kelly Lewark](#)
Subject: New Plan Commission Public Comment
Date: Wednesday, February 4, 2026 11:38:51 AM

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New Plan Commission Public Comment

 Public Meeting Comment Form

Details

Changes since 2/4/26, 8:36 AM

1 row added

1 row added or updated (shown in **yellow**)

[Row 1](#)

Full Name	Todd McMullen
Full Address	415 Breakwater Drive Fishers Indiana 46037
Email Address	tmcmullen@faultrecorder.com
Meeting Date	02/04/26
Project Name/Resolution Number	RZ-26-1
Comment	<p>To the Fishers Plan Commission,</p> <p>I am writing to express my strong opposition to the proposed rezoning request (Case No. RZ-26-1), which would convert the residential property adjacent to the entrance of the Breakwater subdivision to a light-commercial or institutional use that would permit construction of a 12-bed memory-care facility.</p> <p>Let me be clear: I am not opposed to memory-care facilities. I recognize and respect the important role they play in our community. My objection is to this petition, at this location, and the way it has been processed. Breakwater is widely regarded as one of the most desirable residential neighborhoods in the state, and its appeal is rooted in the stability, privacy, and integrity of its low-density, single-family environment. Allowing commercial or institutional development at the subdivision's entrance would fundamentally undermine the qualities that make Breakwater—and Fishers as a whole—such an exceptional place to live.</p> <p>For these reasons, I respectfully urge the Commission to deny this rezoning request. My concerns fall into several categories:</p> <ol style="list-style-type: none"> 1. Incompatibility with surrounding zoning and neighborhood character

A memory-care facility, even a small one, functions as an institutional operation with professional staffing, service deliveries, medical transportation, facility-level equipment, and shift-based activity. These characteristics are incompatible with the existing low-density residential zoning and the expectations of homeowners who purchased their properties relying on those protections.

2. Traffic and safety concerns

A single-family residence generates a fraction of the traffic associated with a staffed care facility. Employee shift changes, visiting family members, medical transport vans, supply trucks, and service vehicles would introduce recurring traffic onto roads designed for quiet, residential use.

Breakwater also has a retention pond located only 125 feet from the proposed site. There has been at least one tragic accident in this pond. Mr. David Morgan, owner of Story Cottage Living, stated at the January 29th meeting that facility residents have been known to exit unsupervised in other locations, raising serious safety concerns.

Additionally, the petition relies on generalized traffic estimates from the 12th Edition of the ITE Trip Generation Manual rather than a site-specific traffic study. As a property owner in Breakwater for over 13 years, I can attest that traffic patterns have changed significantly in the past 18–24 months. Without an updated, site-specific analysis and proper engineering review, the City cannot accurately evaluate project impacts.

3. Conflicts with the Comprehensive Plan and zoning regulations

This petition directly conflicts with the City's 2040 Comprehensive Plan. The Unified Development Ordinance explicitly requires that the Comprehensive Plan be consulted and used as criteria in rezoning decisions. Approving this petition would mean abandoning the Plan—not updating it, not amending it—but simply ignoring it for one project. This sets a dangerous precedent for future rezonings and undermines predictable, fair zoning for all property owners.

4. Pending litigation and legal risk

There is pending litigation involving the property owner, who is currently being sued by a Breakwater resident for over \$100,000 in alleged property damage. Approving a rezoning under these circumstances—without traffic analysis, without engineering review, and with active litigation—places unnecessary risk on the City.

5. Precedent for future non-residential encroachment

Homeowners purchased in Breakwater with the expectation—supported by current zoning and the 2040 Plan—that this area would remain low-density and residential. Granting a rezoning here would open the door to additional institutional or quasi-commercial uses along Brooks School Road, undermining the integrity and value of the neighborhood.

Conclusion

Denying this petition is legally safe

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To: [Kelly Lewark](#)
Subject: New Plan Commission Public Comment
Date: Wednesday, February 4, 2026 12:55:47 PM

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New Plan Commission Public Comment

 Public Meeting Comment Form

Details

Changes since 2/4/26, 9:52 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	stephen goddard
Full Address	391 breakwater dr fishers in 46037
Email Address	sgoddard@boatanchor.net
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage
Comment	On behalf of my wife and i we are writing to express our objection to the proposed rezoning request for the Story Cottage development . There is the obvious adverse financial impact on the homes in the Breakwater subdivision , but also the impact on highway safety for cars entering and leaving Breakwater is also a reason for zoning disapproval . I don't understand the logic of inserting a commercial development off of Brooks School Rd when from 116th St . to almost Fall Creek Road is solid residential that includes a lot of expensive homes . While the need for this development may exist somewhere in Fishers it is clearly not in an existing residential zone as currently exists on Brooks School Road .
Would you like to receive email communications and	Yes

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Subject: New Board of Zoning Appeals - Fishers Public Comment
Date: Wednesday, February 4, 2026 12:59:57 PM

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<!--[if !mso]--> <!--[endif]-->
New Board of Zoning Appeals - Fishers Public Comment

 Public Meeting Comment Form

Details

Changes since 2/4/26, 9:57 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Michelle Kivett
Full Address	150 Breakwater Dr. Fishers INDIANA 46037
Email Address	mpfann17@yahoo.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	I live in Breakwater and feel that the addition of this business would be misplaced in this residential area and therefore would negatively impact the community surrounding it. The current road, Brookschooll is not conducive to the traffic this business would cause. I feel that the addition of this business would negative impact the surrounding home's property value as well. We moved to Breakwater because of the exclusivity and the fact it is gated. There is not gate between this new business and the breakwater property. I am worried about residents of this cottage finding their way into Breakwater which will not create the safety and security that was part of the reason we purchased this home. We live around the pond and have young children and I don't like the idea of having stranger traffic right next to our home where they could be impacted. I would ask that the addition of this business be denied.
Would you like to receive email communications	Yes

and



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To: [Kelly Lewark](#)
Subject: New Plan Commission Public Comment
Date: Wednesday, February 4, 2026 11:53:19 AM

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New Plan Commission Public Comment

 Public Meeting Comment Form

Details

Changes since 2/4/26, 8:50 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Lisa Kirkpatrick
Full Address	340 Breakwater Dr Fishers IN 46037
Email Address	lskirkpatrick@gmail.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	<p>I have lived in the Geist area for the last 20 years. Traffic on Brookschool road is the worse it has ever been. We literally have to time & gun the throttle to pull out of our neighborhood. It is very dangerous & even worse when the roads get icy. This is a major safety issue. We see wrecks all the time. We are against this 16 parking space commercial entity going in right next to our exit of our neighborhood. They is not an exit lane, there is no passing lane. There is a big dip that makes seeing approach cars heading southward very difficult while we try to turn left. This will amplify the problem as they will have to do the same. We also fear this will set a precedent for the 4 homes to the north of the subject property that one day they will become a commercial use. Please stick to your master plan and leave this as a residential lot. We also ask you do a major traffic study. It now takes 3-4 light sequences to turn west on 116th from Brookschool. None of the surrounding neighborhoods made up of thousands of residents are for this and approving this sweetheart deal for a commercial developer is a huge slap in the face to the residents you are suppose to serve.</p>

**Would you like
to receive email
communications
and**

Yes

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To: [Kelly Lewark](#)
Subject: New Plan Commission Public Comment
Date: Tuesday, February 3, 2026 6:11:28 PM

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New Plan Commission Public Comment

 Public Meeting Comment Form

Details

Changes since 2/3/26, 3:08 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Matt Kivett
Full Address	150 Breakwater Dr Fishers IN 46037
Email Address	kivett.matt@gmail.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	<p>This rezoning for the purpose of building a commercial memory care business in the dead center of the highest property values North of the lake is a direct assault on the tax payers that most support our county. Additionally, the property that houses individuals that struggle from these health conditions will be located a stones throw away from multiple threats to their safety. As a family member of a family that is dealing with this issue myself, it is not uncommon for these patients to remove themselves from the memory care unit and wander, putting them directly in danger on a road with blind hills as well as a pond just feet away. It's not clear how we got into this situation, but additionally it has come</p> <p>To my attention that these plans/proceedings have been fast tracked and steps have been skipped. Further legal action is being planned against the planning committee itself should this proposal be approved.</p>
Would you like to receive email communications	No

and



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To: [Kelly Lewark](#)
Subject: New Plan Commission Public Comment
Date: Wednesday, February 4, 2026 8:03:42 AM

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New Plan Commission Public Comment

 Public Meeting Comment Form

Details

Changes since 2/4/26, 5:00 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Kenneth Roberts
Full Address	301 Breakwater Drive Fishers IN 46037
Email Address	KTRJustice@aol.com
Meeting Date	02/04/26
Project Name/Resolution Number	Story Cottage/RZ-25-6
Comment	Hello. I respectfully request that the board vote no for Story Cottage/RZ-25-6. The intersection of 116th and Brookscool is already congested with traffic. The intersection of Fall Creek and Brookscool Road is congested. Trying to exit Hamilton Proper onto Brookscool Road can be dangerous. Adding Story Cottage add more traffic. Also, as a resident, we ask that the emergency runs from the fire station to a resident to story cottage can cause traffic issues and increase noise, especially at night.
Would you like to receive email communications and	No

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Council Action Form

MEETING DATE	February 23, 2026			
TITLE	Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road (RZ-26-1)			
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 #: 012026C		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>Rick Lawrence of Nelson & Frankenberger on behalf of Story Custom Development LLC request a rezone of .86 acres from R2 Residential District to PUD with a permitted use of memory care facility with the following limitations:</p> <ul style="list-style-type: none"> - 7,500 sqft building - maximum of 12 beds - Elevation and Site Plan as shown in PUD <p>The rezone request has a common address is 10982 Brooks School Road and 10990 Brooks School Road.</p> <p>Plan Commission held a public hearing on February 4, 2026 and sends no recommendation after a motion could not be agreed upon.</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>January 20, 2026 - 1st Reading - City Council February 4, 2026 - Public Hearing - Plan Commission February 23, 2026 - Proposed Final Reading - City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold final reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	<ol style="list-style-type: none"> 1. Ordinance 2. Traffic Letter 3. Petitioner Packet 4. Staff Report 5. Public Comments 	

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2026

IKEA PUD TEXT AMENDMENT

Community and Economic
Development Department
City of Fishers
Ordinance: 022326B



1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No. 022326B
2. Adopted:

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.7 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development – Commercial District (PUD-C), and that said PUD-C zoning district shall hereafter be known as the "IKEA PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance and its exhibits. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. The Real Estate shall not be subject to any existing or future overlay district.

C. Applicability

The standards of the UDO applicable to the C3 Commercial District shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Chapter" cross-references of this Ordinance shall hereafter refer to the Chapter section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6.: Introductory Provisions: Transition Rules* also shall apply to amendments.

D. Allowed Uses

1. All uses listed under C3 Commercial District in *Sec. 5.1.5. Permitted Use Table* and
 - a. Indoor and Outdoor Entertainment, including arenas, stadiums, and auditoriums for entertainment and recreation events, and outdoor theatre, sports and recreational facilities (including golf-related entertainment).
 - b. Walk-up windows for pick-up or carry out
2. The following uses are prohibited:
 - a. Adult Entertainment Establishment
 - b. Animal Care (indoor or outdoor)
 - c. Palmist, psychic, medium, fortune telling

- d. Wedding chapel
- e. laundromat
- f. Bed and Breakfast
- g. Bingo Hall
- h. Bowling Alley, unless approved as a special use
- i. Convention Center, unless approved as a special use
- j. Martial Arts studio, unless approved as a special use
- k. Automobile sales and services
- l. Car wash
- m. Fuel sales
- n. Fuel/energy station
- o. Fuel/service station
- p. Mortuary or Cemetery
- q. Museum, including Outdoor Living History Museum
- r. School, public or private (K-12)
- s. Place of worship
- t. Tattoo parlor
- u. Piercing studio
- v. Nail salon (specifically not including nail services that are a part of a high-end day spa or similar use)
- w. Massage parlor (specifically not including massage services that are a part of a high-end day spa or similar use)
- x. Alternative financial service (refund anticipation loan lenders, title loan businesses, short-term loan providers, cash for precious metal stores and pawn shops)
- y. Day care, adult
- z. Sexually-oriented business
- aa. Tobacco shop, smoke shop, head shop, and hookah lounge (specifically not including a cigar bar or lounge that also offers retail sales and on-site consumption of cigars and cigar related accessories)
- bb. Package goods store (alcohol) (but excluding a restaurant specialty retail shop, tavern, bar, or brewery that sells beer, wine, and/or other alcohol for take-home use).
- cc. Second hand or government surplus store
- dd. Conservation Development
- ee. Manufactured Home Development
- ff. Group home
- gg. Child Care Home
- hh. Child Care Institution
- ii. Special Care Facilities
- jj. Group Home Living
- kk. Nature or game preserve, wildlife management area, refuge, animal sanctuary, park and recreation fields, reservoir and related control structures
- ll. Utilities: Major Utilities Use Category & Telecommunication Facilities

- mm. Outdoor Recreation, except outdoor theater, outdoor sports or entertainment facility (including golf-related entertainment)
 - nn. Library
 - oo. Shooting Range
 - pp. Short Term Rentals
 - qq. Two-Unit Living
3. In addition, any applicable use standard as set forth in *Chapter 5: Use Regulations* shall also apply.
 4. Drive up windows, exterior menu boards, and speakers shall be reviewed and approved by the Mayor or Mayor's designee (no public hearing shall be required). This limitation does not apply to culinary accelerator uses nor food trucks.
 5. Notwithstanding anything in the UDO to the contrary, no individual parcel of the Real Estate shall be required to have a minimum size of at least 2 acres and no individual parcel of the Real Estate shall be subject to any Minimum Parent Tract requirements.
 6. Notwithstanding anything in this Ordinance to the contrary, any individual parcel of the Real Estate may be developed for a single use without the requirement of any mixed-use component, whether it be commercial, retail, residential so long as such use is permitted under this Ordinance.
 7. It is agreed and acknowledged that the Real Estate constitutes a large-scale unified development meeting the requirements for zoning approval under the provisions of Section 10.2.16 of the UDO.
 8. As of the date this Ordinance shall become effective, the Mayor and/or the Mayor's designee shall be deemed to have approved, and no further approvals shall thereafter be required, for up to two (2) drive-up or drive-through windows located on the Real Estate.
 9. Any ponds or water bodies located within the Real Estate, as well as any permanent landscaping and buffer yards installed therein, shall be considered as part of any open space required under the UDO with respect to the Real Estate.

1.2. Concept Plan

Prior to issuance of an improvement location permit for a parcel or site that is part of the Real Estate, the developer shall submit a Concept Plan for development of such parcel to City Council for review and approval, which approval shall not be unreasonably withheld, conditioned or delayed so long as the Minimum Standards (as herein defined) are met and which Concept Plan shall apply to the portion of the Real Estate being developed and shall not be required to apply to the entirety of the Real Estate. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required. The Real Estate's development plan may vary from the Concept Plan; however, per *Sec.10.2.16. (M)(3) PUD District Ordinance Requirements*, the Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; Conservation and/or Preservation areas; recreation facilities; and other details to indicate the character of the proposed development. For clarity, the Real Estate shall be developed and maintained in such a manner that design character and design standards are, at a minimum, at least as high as the design character and standards for the Fishers District (commercial); provided, however such requirement shall not require the use of the same materials or designs (the "Minimum Standard").

1.3 Development

Notwithstanding anything included in this Ordinance or the UDO to the contrary, when determining the infrastructure improvements, including but not limited to road, traffic, stormwater and sanitary sewer improvements (the “Infrastructure Improvements”), necessary to support development on the Real Estate, such evaluation shall be made as if development has not and will not occur within the Yard II PUD; meaning, in no instance shall greater or additional Infrastructure Improvements be required on the Real Estate also including, without limitation, increased trip numbers, stormwater or sewer demand resulting from development or potential development within the Yard II PUD.

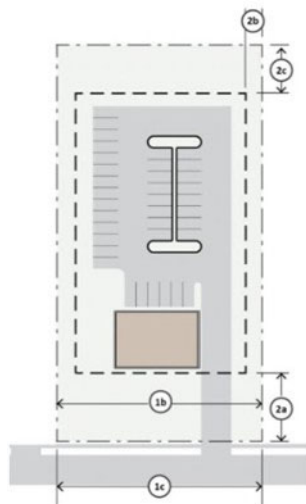
1.4. Development Standards

A. Cross Reference

The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance

B. Development Standards: Sec. 3.3.3.C3 Commercial shall apply, except as modified below.

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage – Public access shall be provided to each lot through an adjoining access easement or public right-of-way	n/a
2. Minimum Building Setbacks*	
2a. Front	20'
2b. Side / aggregate	10' / 20'
2c. Rear	20'
2c. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	65'
3b. Adjacent to residential zones or uses	n/a
4. Building Floor Area	
4a. Main Floor Area (min)	n/a
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	90%
*Setbacks shall only be taken from the overall perimeter property lines and shall not apply to individual lots within the overall development.	



- C. General Provisions UDO Article 6.1:** Shall apply.
- D. Accessory Structure Standards UDO Article 6.2:** Shall apply, except as modified below:
 - 1. Minimum setbacks for accessory structures shall be the same as those of primary structures.
- E. Architectural Design Standards UDO Article 6.3:** Shall apply. Additionally, alternative architectural exhibits that do not meet UDO Article 6.3 may be submitted for review and approval to the PUD Committee that may vary from the Architectural Design Standards as long as the architecture is in keeping with the quality and character of the property development.
- F. Entrances & Driveways UDO Article 6.4:** Shall apply.
- G. Exterior Lighting Standards UDO Article 6.5:** Shall apply.
- H. Height Standards UDO Article 6.6:** Shall apply.
- I. Landscaping Standards UDO Article 6.7:** Shall apply, except as modified below:
 - 1. Section 6.7.2.E. Alternative Landscaping Plan shall apply and shall generally be as shown on the concept plan.
- J. Lot Standards UDO Article 6.8:** Shall not apply.
- K. Non-Residential Open Space UDO Article 6.9:** Shall not apply. Open space shall be depicted in the Concept Plan
- L. Outdoor Display & Storage Standards UDO Article 6.10:** Shall apply.
 - 1. 6.10.3.B.1 shall not apply.
- M. Parking & Loading Standards UDO Article 6.11:** Shall apply, except as modified below:
 - 1. 6.11.5.B. Shall not apply.
 - 2. Sec. 6.11.8. Off-Street Parking Schedule shall not apply.
 - 3. Sec. 6.11.4. Parking Area Landscaping shall not apply. Rather parking lot landscaping shall be as generally shown on the concept plan.
 - 4. Parking lot setbacks shall only be taken from the overall perimeter property lines and shall not apply to individual lots within the overall development
 - 5. 6.11.10.A. Shall not apply. Any loading berth shall be a minimum of 150 feet from any residential property line.
- N. Pedestrian Accessibility Standards UDO Article 6.12:** Shall apply.
 - 1. 6.12.3.C. Shall apply. Additionally, The Mayor or Mayor's Designee may allow a reduction in sidewalk width and planting bed width for individual buildings as long as the sidewalk adjacent to the building is connected to the overall pedestrian network.
- O. Permitted Nonresidential Structure Standards UDO Article 6.13:** Shall not apply.
- P. Property Identification Standards UDO Article 6.14:** Shall apply.
- Q. Public Art Standards UDO Article 6.15:** Shall apply.
- R. Setback Standards UDO Article 6.16:** Shall apply.

- S. Signage Standards UDO Article 6.17:** Shall apply. Additionally, a comprehensive sign package may be submitted for review and approval to the Mayor or Mayor’s Designee that may vary from the sign code as long as it is in keeping with the quality and character of the property development.
- T. Wall & Fence Standards UDO Article 6.18:** Shall apply.
- U. Water & Sewer Standards UDO Article 6.19:** Shall apply.
- V. Vision Clearance Standards UDO Article 6.20:** Shall apply.

1.5. Planned Unit Development Design Standards

- A. Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.
- B. General Provisions UDO Article 8.1:** Shall apply.
- C. Block, Lot & Access Standards UDO Article 8.2:** Shall apply. Additionally, the overall pedestrian network shall be installed as otherwise approved by the PUD Committee or Mayor or Mayor’s Designee.
- D. Street & Alley Standards UDO Article 8.3:** Shall apply.
- E. Open Space, Common Area & Amenity Standards UDO Article 8.4:** Shall apply, except as modified below:
 1. Section 8.4.6. Open Space shall not apply. Open space shall be provided as shown on the Concept Plan.
- F. Other Design Standards UDO Article 8.5:** Shall apply.

1.6 Procedures

The procedures set forth in *Sec. 10.2.16. Planned Unit Development* shall apply. Additionally, the PUD Committee and Mayor or Mayor’s Designee shall have discretion and flexibility to consider and approve modifications pertaining to any design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor’s Designee determine such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance. Notwithstanding the foregoing or anything included herein to the contrary, the Mayor or Mayor’s Designee shall not be authorized to deviate from the Allowed Uses (which deviation requires a text amendment as provided under Indiana law) or to approve design quality and/or character less than the Minimum Standard.

1.7. Real Estate

See “Exhibit A” attached hereto.

1.8. Adoption

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

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson, Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026, at _____ p.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 is prepared by: Lindsey M. 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

Exhibit A (Legal Description)

Exhibit B (Location Map)

This IKEA PUD Text Amendment only applies to Block A and Block B, shown on Exhibit B and described in Exhibit A.

Exhibit A
BLOCK A (Legal Description)

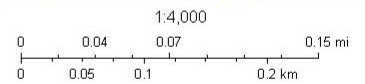
Exhibit A
BLOCK B (Legal Description)

Exhibit B
Location Map

Hamilton County, Indiana



1/21/2026, 2:23:08 PM



Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission. Author: Hamilton County



Council Action Form

MEETING DATE	February 23, 2026			
TITLE	Consideration of a text amendment to the IKEA PUD, including the subdivision of one Lot 1 (IKEA) and 3 Blocks, and to update the uses and standards of the proposed Block A and Block B. (TA-26-1)			
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 type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 022326B		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>This is a text amendment to the IKEA PUD to update land uses and development standards on proposed Block A and Block B. The uses will align with the uses in the Sunbeam PUD.</p> <p>Plan Commission scheduled to hold a public hearing at their March 4, 2026 meeting.</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
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	<p>February 23, 2026 - Proposed 1st Reading - City Council March 4, 2026 - Public Hearing - Plan Commission March 16, 2026 - Proposed Final Reading - City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold first reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance	

ORDINANCE NO. 022326C

**AN ORDINANCE OF THE COMMON COUNCIL
AMENDING THE COMPREHENSIVE PLAN FOR
THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA.**

This is an ordinance to amend the text of the Comprehensive Plan, Ordinance No. 032116C, previously enacted by the City of Fishers, Hamilton County, Indiana (“City”), pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Fishers (the “Petitioner”), seeks to amend the standards of the Comprehensive Plan for the annual update, as further specified herein (“Amendment”);

WHEREAS, the City’s Plan Commission has conducted a public hearing on Docket No. TA-26-2 is required by law in regards to the Amendment;

WHEREAS, the Plan Commission at its March 4, 2026 meeting sent a _____ recommendation to the Fishers City Council by a vote of ____ in favor and ____ opposed;

WHEREAS, pursuant to Ind. Code 36-7-4 et. seq., the Council hereby desires to adopt the Amendment and as part of such approval requests that the City update the City's zone improvement plan; and

WHEREAS, pursuant to Ind. Code 36-7-4 et. seq., the zone improvement plan shall be updated prior to consideration of the City impact fees.

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

Section 1. The Fishers 2040 Comprehensive Plan is hereby amended per Exhibit A.

Section 2. All other provisions of the Comprehensive Plan not in conflict with or specifically changed by this Amendment shall remain in full force and effect.

Section 3. This ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

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 16th of March 2026.

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

YAY

NAY

ABSTAIN

	John DeLucia, President		
	Tiffanie Ditlevson, Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026 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

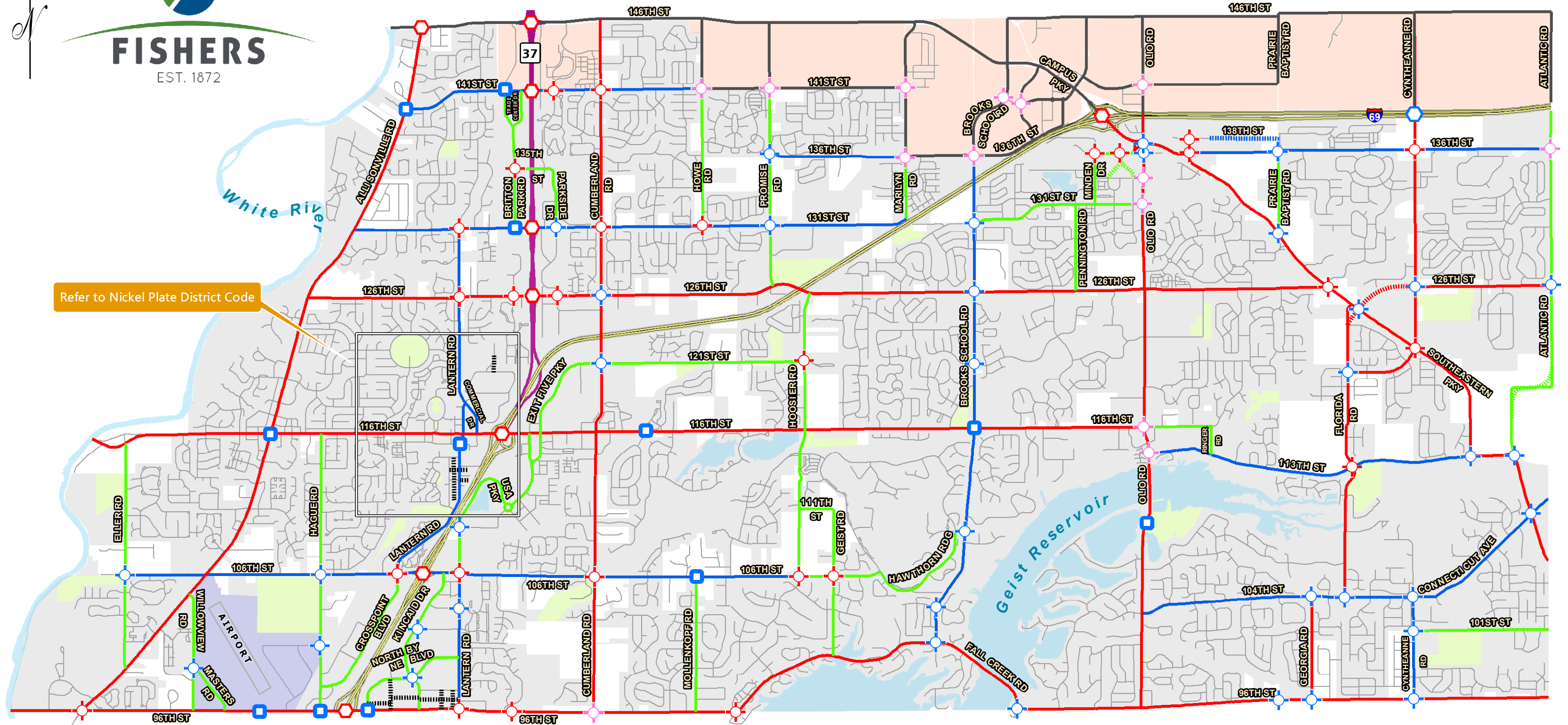
This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"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

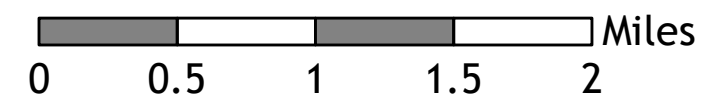
Exhibit A

Throughfare Plan

Fishers Thoroughfare Plan



Refer to Nickel Plate District Code



Legend

Intersection Improvement	Roundabout	Interchange	Arterial - Primary	Collector
Intersection Improvement - Future	Roundabout - Future	Interchange - Future	Arterial - Secondary	Local Roads
City Boundary	Roundabout - Other		Arterial - Noblesville/County Primary	Interstate
Noblesville/County			Proposed Connections- Classifications by Color	Expressway

Page 182 of 230



Council Action Form

MEETING DATE	February 23, 2026			
TITLE	Consideration of a text amendment to the Fishers 2040 Plan to update the Throughfare Plan (TA-26-2)			
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 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 type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input type="checkbox"/> Final Reading
	Ordinance #: 022326C		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"/> 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>Staff will be forward</p> <p>This is a text amendment to Fishers 2040 Plan to update the Throughfare Plan, these include:</p> <ol style="list-style-type: none"> 1. Added intersection improvement at 141st St & Trade Center Dr 2. Added intersection improvement at 131st St & Britton Park Rd 3. Revised roundabout to intersection improvement at 116th St & Allisonville 4. Added Maple Del local roads 5. Added Balmoral local roads 6. Added proposed road connections between Meadows Dr and Lantern Rd 7. Added roundabout at 141st St & Howe Rd (Noblesville) 8. Revised roundabout from proposed to complete at 131st St & Howe Rd 9. Added intersection improvement at 116th St & Klotz Farm Blvd 10. Added local roads for Canterwood 11. Revised roundabout from proposed to complete at 121st St & Hoosier Rd 12. Brooks School Rd corridor updates: <ol style="list-style-type: none"> 12a. Added roundabout at 126th St 12b. Added roundabout at Carriage Stone Dr (Sandstone Meadows) & Duval Dr (Cottonwood Creek at Gray Eagle) 12c. Added Intersection Improvement at 116th 12d. Added round-about at Club Pt (entrance to Hamilton Proper) 12e. Added round-about at Aldenham Blvd (Brookston Place) & Anchorage Way (The Anchorage) 12f. New roundabout (modify existing) at Fall Creek Rd 13. Added proposed road connections between 134th St & 136th St and Minden Dr & Olio Rd in Saxony 14. Added intersection improvement at Olio Rd & Olivia Way 15. Revised roundabout at 136th St & Atlantic Rd from 'Future' to 'Others' (Ingalls) 16. Added Legacy Living local roads (public and private) at 136th St & Cyntheanne Rd 	
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
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	February 23, 2026 - Proposed 1st Reading - City Council March 4, 2026 - Public Hearing - Plan Commission March 16, 2026 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold first reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance 2. Draft Thoroughfare Plan	

ORDINANCE NO. 111725E

**AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF FISHERS,
PLACING THE SAME WITHIN THE CORPORATE BOUNDARIES THEREOF,
AND MAKING THE SAME A PART OF THE CITY OF FISHERS
(LYNNWOOD HILLS ANNEXATION)**

WHEREAS, certain property owners in the Lynnwood Hills subdivision, located north and east of the intersection of 131st Street and Allisonville Road, have signed and filed petitions for annexation, requesting that their property be annexed into the City of Fishers (“City”) and the City has agreed that this area, generally known as “Lynnwood Hills”, should be annexed into the City (the “Lynnwood Hills Annexation Area”);

WHEREAS, Common Council of the City (“City Council”) has determined, in accordance with Ind. Code §36-4-3-5, that over 51% of the non-exempt property owners in the Lynnwood Hills Annexation Area have signed and filed a petition for annexation;

WHEREAS, a legal description and map of the Lynnwood Hills Annexation Area is attached hereto as Exhibit A (“Annexation Territory”);

WHEREAS, where the legal description attached as Exhibit A describes land that is contiguous to a public highway right-of-way that has not previously been annexed, the Annexation Territory shall include the contiguous public highway right-of-way even if it is not described in Exhibit A, except to the extent prohibited by Ind. Code § 36-4-3-1.5(c) or other applicable law;

WHEREAS, where a parcel of property within the Annexation Territory is adjacent to a parcel of property within the existing City limits, the Annexation Territory boundary shall conform to and match the boundary of the existing City limits so long as it does not result in adding or removing parcels of property from the Annexation Territory depicted in Exhibit A;

WHEREAS, the Annexation Territory consists of approximately 77.064 acres, and is contiguous to the existing City limits, in accordance with Ind. Code § 36-4-3-1.5;

WHEREAS, prior to the introduction of this Ordinance, the City provided notice to landowners and conducted three (3) outreach programs in November 2025 to inform citizens regarding the annexation, as required by Ind. Code § 36-4-3-1.7;

WHEREAS, prior to adoption of this Ordinance, the City, by resolution, adopted a written fiscal plan and policy for the provision of services of both a non-capital and capital nature to the Annexation Territory, that meets the requirements of Ind. Code § 36-4-3-3.1 and 13;

WHEREAS, the terms and conditions of this annexation, including the written fiscal plan and policy, are fairly calculated to make the annexation fair and equitable to property owners and residents of the Annexation Territory and of the City;

./

WHEREAS, the City has further determined the Annexation Territory is needed and can be used by the City for its development in the reasonably near future;

WHEREAS, prior to the final adoption of this Ordinance, the City has conducted a public hearing pursuant to proper notice; and

WHEREAS, it is the determination of the Common Council that the annexation set forth herein is appropriate and the Annexation Territory should be annexed to the City of Fishers pursuant to the terms of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, INDIANA, THAT:

Section 1. The above recitals, including Exhibit A, are incorporated herein by this reference as though fully set forth herein below.

Section 2. In accordance with Ind. Code § 36-4-3 *et seq.*, the Annexation Territory described and depicted in Exhibit A is hereby annexed to the City and thereby included within the City's corporate boundaries pursuant to the terms of this Ordinance.

Section 3. The Annexation Territory is assigned to Council District 2.

Section 4. The Annexation Territory shall maintain its current zoning classification(s) and designation(s) until such time as the City updates its respective comprehensive plan, zoning ordinance, or zoning map.

Section 5. As provided in Ind. Code § 36-4-3-4.1, any real property in the Annexation Territory assessed as agricultural land (under the real property assessment rules and guidelines of the department of local government finance) is exempt from property tax liability under Ind. Code § 6-1.1 for "municipal purposes," and is considered a part of the City for purposes of involuntarily annexing future additional territory, while the property's assessment classification remains agricultural land. As fire protection services are not uniquely a municipal service, the Annexation Territory will continue to pay the applicable fire tax rate (to the extent not otherwise exempt) until reclassified and assessed the full municipal tax rate, if any.

Section 6. All prior Ordinances or parts thereof that may be inconsistent with any provision of this Ordinance are hereby superseded. The paragraphs, sentences, words, amendments, and Annexation Territory of this Ordinance are separable, and if a court of competent jurisdiction hereof declares any portion of this Ordinance or the Annexation Territory unconstitutional, invalid, or unenforceable for any reason, such declaration shall not affect the remaining portions of the Annexation Territory or this Ordinance.

Section 7. The effective date of this annexation shall be as soon as allowed by law following its adoption, execution, and publication as required by law.

[Signature Page Follows]

ALL OF WHICH IS ORDAINED by the City of Fishers Common Council this 23rd day of February, 2026.

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

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Cecilia Coble, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, 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 _____ 2026, at _____ p.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 is prepared by: Lindsey M. 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

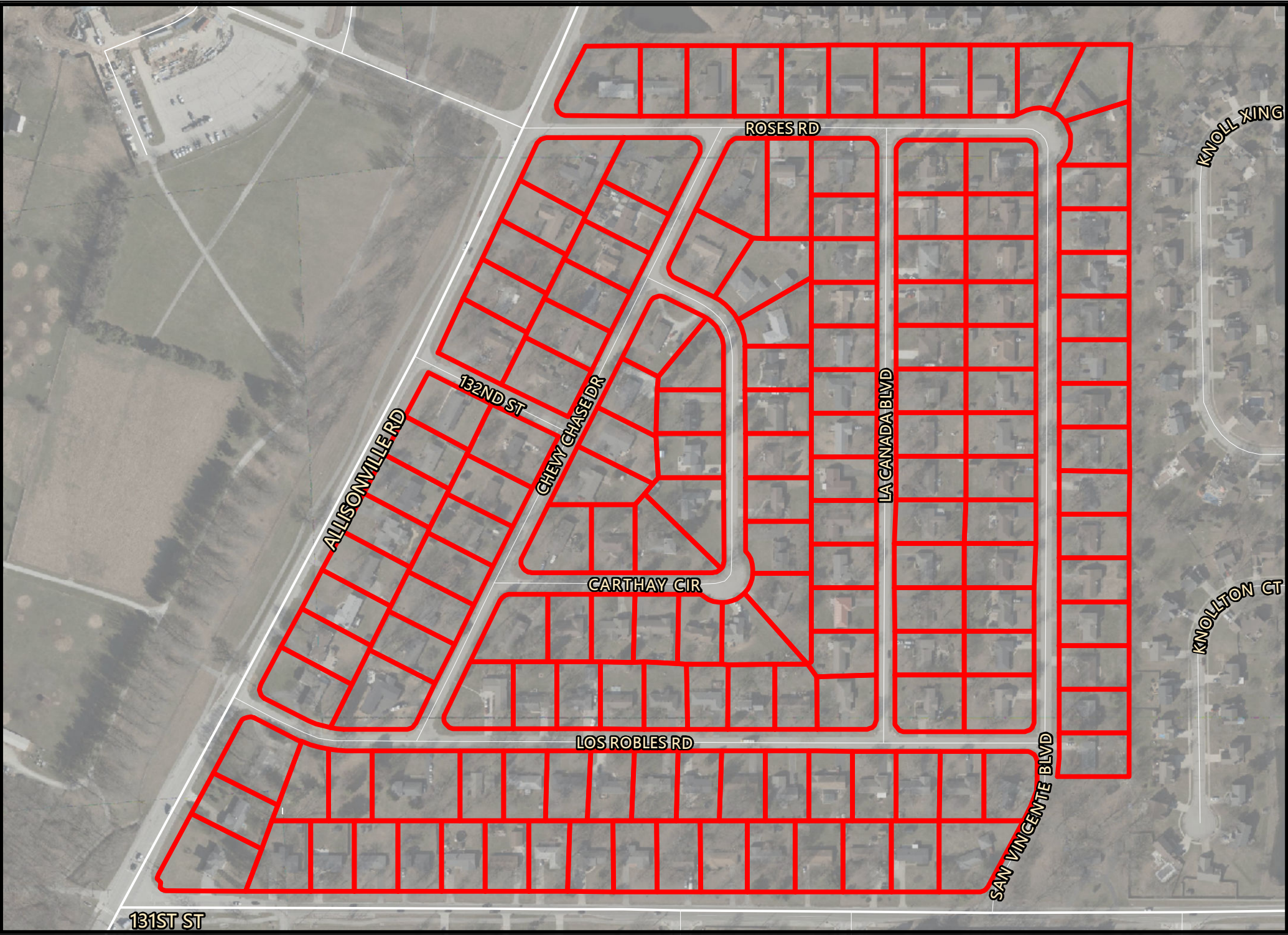
EXHIBIT "A"
Sheet 1 of 1

**ANNEXATION DESCRIPTION
CITY OF FISHERS**

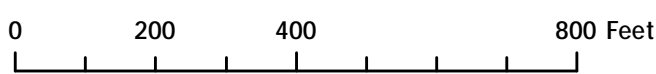
The purpose of the following description is to define the perimeter of the proposed annexation per the information provided by the City of Fishers. This description was prepared without field work and is based on the plat of Lynnwood Hills, Plat Book 2, Pages 98-99, and Ordinance No. 020487 (Instrument No. 8710593), and also Ordinance No. 011822C (Instrument 2022-015839).

Part of the North Half Section 25, Township 18 North, Range 4 East, of the Second Principal Meridian, in Hamilton County, Indiana, described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of Section 25, Township 18 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds West (assumed bearing), along the South line thereof 1,436.20 feet to the extension of Easterly Right-of-way of Allisonville Road per plat of Lynnwood Hills, Plat Book 2, Pages 98-99, also the Easterly line of Ordinance No. 020487 (Instrument No. 8710593), both in the Office of the Recorder, Hamilton County, Indiana; (the following 3 courses along said right-of-way); 1) thence North 27 degrees 50 minutes 00 seconds East, 1,356.85 feet to a curve to the left, having a radius of 3,423.42 feet, concave northwesterly; 2) thence along said curve 182.24 feet, and subtended by chord bearing of North 26 degrees 18 minutes 30 seconds East, 182.22 feet; 3) thence North 24 degrees 47 minutes 00 seconds East, 672.18 feet to the Northwest corner of Lot 1 in said plat; thence North 89 degrees 26 minutes 00 seconds East, along the North line thereof 1,254.34 feet to the Northeast corner of Lot 11; thence South 00 degrees 10 minutes 00 seconds East, along the East line of said plat, 1,675.00 feet to the Northeast corner of Lot 27, and the Northeast corner of Ordinance No. 011822C (Instrument 2022-015839) also in said office; thence South 89 degrees 50 minutes 00 seconds West, along the North line of said lot and the extension thereof, 211.50 feet to the Westerly Right-of-way of San Vicente Boulevard in said plat, and to a non-tangent curve to the right, having a radius of 278.50 feet, concave westerly; thence along said curve and right-of-way 106.85 feet, and subtended by chord bearing of South 16 degrees 47 minutes 14 seconds West, 106.20 feet; thence South 28 degrees 05 minutes 32 seconds West, along said right-of-way 186.99 feet; thence South 00 degrees 25 minutes 48 seconds East, 40.00 feet to the South line of the Northeast Quarter of said section; thence South 89 degrees 34 minutes 12 seconds West, along said south line 489.08 feet to the point of beginning, containing 77.064 acres, more or less.



Lynnwood Hills





Council Action Form

MEETING DATE	February 23, 2026			
TITLE	Request to Approve an Ordinance Annexing Territory to the City of Fishers, Placing the Same within the Corporate Boundaries Thereof and Making the Same a Part of the City of Fishers (Lynnwood Hills Annexation)			
SUBMITTED BY	Name & Title: Lindsey Bennett, Corporation Counsel Department: Law			
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 checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading <input type="checkbox"/> Final Reading
	Ordinance #: 111725E		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 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"/> 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 checked="" type="checkbox"/> Mayor	<input type="checkbox"/> Other:	
	Legal Review – Lindsey Bennett		
BACKGROUND (Includes description, background, and justification)	<p>The City seeks to annex approximately 77.064 acres located in Lynnwood Hills subdivision near 131st & Allisonville. Over 51% of property owners in Lynnwood Hills have signed and filed remonstrance waiver and petitions for annexation requesting that the City annex the subdivision as part of a septic elimination/sewer connection project, making this a voluntary annexation under Ind. Code §36-4-8-5.</p> <p>The sewer connection project will be primarily funded through a grant from Indiana Finance Authority, and each property owner will be responsible for approximately \$10,000. The sewer project should be completed in spring 2027.</p> <p>The City held three (3) public meetings in November 2025, as required by Indiana law. The Council introduced this ordinance and adopted the Fiscal Plan in November 2025 (R111725F).</p> <p>Following introduction of this ordinance in November 2025, the City published notice of the public hearing set for today on December 15, 2025, and also sent notice to all owners in the Lynnwood Hills Annexation Area and notified them of the public hearing today.</p> <p>Following the public hearing, the City will bring the ordinance back for adoption in April 2026.</p> <p>.</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)			
SUPPLEMENTAL INFORMATION (List all attached documents)			

New City Council Public Comment

 [Public Meeting Comment Form](#)

Details Changes since 2/23/26, 12:24 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Tasha Roberts
Full Address	301 Breakwater Drive Fishers INDIANA 46037
Email Address	troberts@robertslitigation.com
Meeting Date	02/23/26
Project Name/Resolution Number	RZ-26-1
Comment	As a resident of Breakwater, I respectfully request that the Petition is denied. The Memory Story Cottage will back up close to where there is a retention pond in Breakwater.

Several years ago, a teenager died in the retention pond. What is to prevent a senior citizen, with memory issues, successfully leaves the facility is goes into the retention pond?

Would you like to receive email communications and

No

Changes made by web-form@smartsheet.com

New City Council Public Comment

 [Public Meeting Comment Form](#)

Details Changes since 2/23/26, 12:24 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name

Tasha Roberts

Full Address

301 Breakwater Drive Fishers INDIANA 46037

Email Address	troberts@robertslitigation.com
Meeting Date	02/23/26
Project Name/Resolution Number	RZ-26-1
Comment	As a resident of Breakwater, I respectfully request that the Petition is denied. The Memory Story Cottage will back up close to where there is a retention pond in Breakwater. Several years ago, a teenager died in the retention pond. What is to prevent a senior citizen, with memory issues, successfully leaves the facility is goes into the retention pond?
Would you like to receive email communications and	No

Changes made by web-form@smartsheet.com

New City Council Public Comment

 [Public Meeting Comment Form](#)

Details Changes since 2/23/26, 12:24 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Tasha Roberts
Full Address	301 Breakwater Drive Fishers INDIANA 46037
Email Address	troberts@robertslitigation.com
Meeting Date	02/23/26
Project Name/Resolution Number	RZ-26-1
Comment	As a resident of Breakwater, I respectfully request that the Petition is denied. The Memory Story Cottage will back up close to where there is a retention pond in Breakwater. Several years ago, a teenager died in the retention pond. What is to prevent a senior citizen, with memory issues, successfully leaves the facility is goes into the retention pond?
Would you like to receive email communications and	No

Changes made by web-form@smartsheet.com

New City Council Public Comment

 [Public Meeting Comment Form](#)

Details Changes since 2/23/26, 9:47 AM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Dana Bain
Full Address	230 Breakwater Drive Fishers IN 46037
Email Address	danabain2003@yahoo.com
Meeting Date	02/23/26
Project Name/Resolution Number	RZ-26-1
Comment	I am writing again regarding the proposed rezoning for Story Cottage Memory Care. While I understand the importance of

providing care for seniors in our community, I remain deeply concerned about the safety implications of placing this facility at this particular location.

The road serving our neighborhood and the proposed facility is already extremely busy, hilly, and lacks clear sightlines. There is no dedicated turn lane or traffic-calming infrastructure at the proposed entrance. Adding staff, visitors, service vehicles, and emergency traffic will increase risk on a road that is already dangerous.

This concern is very real. My son's friend was struck by a car while crossing this road, which I previously shared with the Council.

I drove by the four other facilities developed by this company. Notably, each of those locations is either situated at the end of a street or along roads equipped with multiple roundabouts or other traffic-calming measures. None are located on a road as heavily traveled, hilly, and visibility-constrained as Brook School Road.

Additionally, I have concerns about the adequacy of the traffic study submitted with this proposal. Given the road's existing traffic volume, hilly terrain, limited sightlines, and documented safety concerns, it does not constitute a comprehensive traffic impact analysis. A proper study should include multi-day traffic counts, peak-hour analysis, turning movement data, sight-distance evaluation, and a formal safety review. A rezoning decision of this significance should be based on a thorough, data-driven assessment rather than a limited observation period.

For these reasons, I strongly encourage the Council to VOTE NO on this rezoning request.

I urge you to address safety preventatively rather than

reactively, as has happened in the past on this road. Waiting for another accident is not responsible planning.

Thank you for your attention.

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Yes

New City Council Public Comment

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Details Changes since 2/22/26, 6:55 PM

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1 row added or updated (shown in yellow)

[Row 1](#)

Full Name

Todd McMullen

Full Address

415 Breakwater Drive Fishers IN 46037

Email Address

tmcmullen@faultrecorder.com

Meeting Date	02/23/26
Project Name/Resolution Number	RZ-26-1
Comment	<p>February 22, 2026</p> <p>To the Fishers City Council,</p> <p>I am writing to express my strong opposition to the proposed rezoning request (Case No. RZ-26-1), which would convert the residential property adjacent to the entrance of the Breakwater subdivision to a light-commercial or institutional use that would permit construction of a 12-bed memory-care facility.</p> <p>Let me be clear: I am not opposed to memory-care facilities. I recognize and respect the important role they play in our community. My objection is to this petition, at this location, and the way it has been processed.</p> <p>Breakwater is widely regarded as one of the most desirable residential neighborhoods in the state, and its appeal is rooted in the stability, privacy, and integrity of its low-density, single-family environment. Allowing commercial or institutional development at the subdivision’s entrance would fundamentally undermine the qualities that make Breakwater—and Fishers as a whole—such an exceptional place to live.</p> <p>For these reasons, I respectfully urge the Council to deny this rezoning request. My concerns fall into several categories:</p> <ol style="list-style-type: none"> 1. Incompatibility with surrounding zoning and neighborhood character <p>A memory-care facility, even a small one, functions as an institutional operation with professional staffing, service deliveries, medical transportation, facility-level equipment, and shift-based activity. These characteristics are incompatible with the existing low-density residential zoning</p>

and the expectations of homeowners who purchased their properties relying on those protections.

2. Traffic and safety concerns

A single-family residence generates a fraction of the traffic associated with a staffed care facility. Employee shift changes, visiting family members, medical transport vans, supply trucks, and service vehicles would introduce recurring traffic onto roads designed for quiet, residential use.

Breakwater also has a retention pond located only 125 feet from the proposed site. There has been at least one tragic accident in this pond. Mr. David Morgan, owner of Story Cottage Living, stated at the January 29th meeting that facility residents have been known to exit unsupervised in other locations, raising serious safety concerns.

Additionally, the petition relies on generalized traffic estimates from the 12th Edition of the ITE Trip Generation Manual rather than a site-specific traffic study. As a property owner in Breakwater for over 13 years, I can attest that traffic patterns have changed significantly in the past 18–24 months. Without an updated, site-specific analysis and proper engineering review, the City cannot accurately evaluate project impacts.

3. Conflicts with the Comprehensive Plan and zoning regulations

This petition directly conflicts with the City's 2040 Comprehensive Plan. The Unified Development Ordinance explicitly requires that the Comprehensive Plan be consulted and used as criteria in rezoning decisions. Approving this petition would mean abandoning the Plan—not updating it, not amending it—but simply ignoring it for one project. This sets a dangerous precedent for future rezonings and undermines predictable, fair zoning for all property owners.

4. Pending litigation and legal risk

There is pending litigation involving the property owner, who is currently being sued by a Breakwater resident for over \$100,000 in alleged property damage. Approving a rezoning

under these circumstances—without traffic analysis, without engineering review, and with active litigation—places unnecessary risk on the City.

5. Precedent for future non-residential encroachment Homeowners purchased in Breakwater with the expectation—supported by current zoning and the 2040 Plan—that this area would remain low-density and residential. Granting a rezoning here would open the door to additional institutional or quasi-commercial uses along Brooks School Road, undermining the integrity and value of the neighborhood.

Would you like to receive email communications and

No

New City Council Public Comment

 [Public Meeting Comment Form](#)

Details Changes since 2/22/26, 6:49 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Mary Caito
Full Address	265 Breakwater Dr. Fishers IN 46037
Email Address	mrc1527@gmail.com
Meeting Date	02/23/26
Project Name/Resolution Number	012026C, RZ-26-!-Rezoning of property on Brook School Rd.
Comment	<p>Vote NO to the rezoning of the RESIDENTIAL property on 10990 Brooks School Rd. to a PUD-C. At the Feb. 3rd Planning Committee meeting of the 22 attendees who signed in 17 were against the rezoning. The five that were in favor-2 of these did not even live in Fishers. The majority of residents have been against the building of the Story Cottage on Brooks School Rd. This has been zoned a residential area for many years. As we have been telling the city of Fishers this will cause an increase of dangerous traffic not to mention putting the Memory Care residents in danger. We also wonder what tax breaks the Story Cottage will be receiving. At the start of this process the MCF had only 8-10 parking spots -now they have increased it to 14. There will be no nursing staff there which means concierge nurses will be coming at all hours of the day to administer medicine as well as other personal. Story Cottage is a "cute" name but this facility will not have a story book ending for the majority of the residents who will reside there or the surrounding neighbors. Please vote NOOOOO. Do not drink the fairy tale Story Cottage marketing cool aid. If it is not what it seems. Thank you.</p>

Would you like to receive email communications and

No

New City Council Public Comment

 [Public Meeting Comment Form](#)

Details Changes since 2/19/26, 7:22 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Gary Meade
Full Address	295, Breakwater DR Fishers IN 46037
Email Address	gary@gandkmeade.com
Meeting Date	02/23/26

Project Name/Resolution Number	Story Cottage
Comment	<p>I am asking that the City Council NOT approve the Story Cottage PUD. I have spoken and or responded with opposition in each meeting that this petition has been reviewed. The council members have heard the opposing reasons from the surrounding HOA'S and multiple persons representing the majority of the three adjoining neighborhoods. Story Cottage is a good product that is attempting to build in the wrong location. Should you approve this PUD you will be going against the will of your constituents. This request is from a 19 year Breakwater homeowner and 15 year Board member.</p> <p>Regards, Gary Meade</p>
Would you like to receive email communications and	Yes



The Ritchey Woods walking group, on behalf of Fishers Parks and the Department of Health, cordially invites you to



- Heart-healthy tips from the Fishers Health Department
- Short, self-led community hike for all ages
- Posted images of heart shapes in nature
- Learn about Ritchey Woods from park staff

Event Categories:

- Health and Wellness
- Aging Well
- Meet Your Neighbor
- Recreation

**Fishers City Council
Minutes
February 23, 2026**

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

BOARD/COMMISSION: City Council Meeting

DATE: 2/23/2026

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

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

1. Meeting Called to Order with the Pledge of Allegiance

- President John DeLucia called the meeting to order at 7:00 p.m. Present were John Weingardt, Todd Zimmerman, Cecilia Coble, Brad DeReamer, Selina Stoller, Pete Peterson, and Bill Stuart. Tiffanie Ditlevson was absent.
- Others present were mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lindsey Bennett, Megan Baumgartner, Chief Ed Gebhart, Jale Reardon-McSoley, Monica Heltz, Lisa Bradford, Ethan Lee, Ross Hilleary, Jordin Alexander, Ashley Elrod, Dan Hollis, Barb Skinner, Steve Cage, Sue and Jack Follmar, Larry Lannan, Jen and John Kominsey, Hannah Jensen, Janel Jensen, Tony Holland, Jennifer Holland, Aaron Holland, Rachel Holland, Brendon Low, Chris Low, Rachel Mucha, Gary Meade, Nancy Jarrell, Mary Carter, Fred Caite, Maria Jainorkon, Naomi Chin, Candence Nicholson, Brad Koppen, Frank Hoess, Misty Javorku, Jonathan Bezza, Xochitl Hernandez, Cindy Goller, Dipen Mehla, Mason Wintesholder, Max Mouser, Karen and Robert Shoemaker, Matthew Branz, Ross Reinhardt, Ayushi Tatiparmi, Audrey Kixmiller, Carol Sim, Teresa Grizzle, Dana Bain, Ian Thorne, Fred Scheil, Peter Mayo, Mary Roberts, Tasha Roberts, Amy Perry, Eric Olson, Ron Comfort, Walid Oumammar, and Becky McRichols.

2. Announcements: None

3. Proclamations: Go Pink for Hailey

4. Presentations:

- a. HSE High School - *We the People* State Champions
- b. Employee Service Award
 - i. 35 years:
 - Anthony Holland
 - Jim Alderman
 - Greg Scheele
 - Stephen White
 - ii. 25 years:
 - Michael Zajdel
 - iii. 20 Years:
 - Michael Hamilton
 - Robert Hackett

Jeffrey Stephenson
Thomas Brooks
Melissa Crowe

5. Department Reports

- a. Health Department Report

6. Consent Agenda:

- a. Request to approve the previous meeting minutes from January **20, 2026**, Fishers City Council meeting.
- b. **R022326** - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.
- **Pete Peterson made a motion to approve the consent agenda. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay (Cecilia Coble Abstained from approving the minutes). The motion passed**

REGULAR AGENDA

Business/ Financial

NONE

Economic Development

NONE

Government/Miscellaneous

7. **022326** - Request to Amend Chapter 180, Miscellaneous Fees of the Health Department, of the City of Fishers Code of Ordinances - **1st, 2nd & 3rd Reading**
- **Monica Heltz gave her presentation to the council members.**
 - **Pete Peterson made a motion to suspend the rules and approve ordinance 022326 on the 1st Reading. Selina Stoller seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**
 - **Pete Peterson made a motion to approve ordinance 022326. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**
8. **022326A** - Request to Approve an Amendment to the 2026 Salary Ordinance - **1st, 2nd & 3rd Reading**
- **Ethan Lee gave his presentation to the council members.**
 - **Pete Peterson made a motion to suspend the rules and approve ordinance 022326A on the 1st Reading. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

- **Pete Peterson made a motion to suspend the rules and approve ordinance 022326A. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**

Planning & Zoning

9. 012026C - Consideration of a rezone of .86 acres from R2 Residential District to PUD-C for a 7,500 sq ft memory care facility use with the common address of 10990 Brooks School Road (RZ-26-1) - **Final Reading**

- **Ross Hilleary gave his presentation to the council members.**
- **The petitioner came forward and gave his presentation.**
- **Brad DeReamer made a motion to approve ordinance 012026C. Bill Stuart seconded the motion. A roll call vote was taken.**
- **Pete Peterson, John Weingardt, Brad DeReamer, Selina Stoller, Todd Zimmerman and Bill Stuart voted Yay, Cecilia Coble voted Nay, John DeLucia Abstained, and Tiffanie Ditlevson was Absent. The Vote was 6-Yay, 1-Nay, 1-Abstained, and 1-Absent. The motion passed.**

10. 022326B - Consideration of a text amendment to the IKEA PUD, including the subdivision of one Lot 1 (IKEA) and 3 Blocks, and to update the uses and standards of the proposed Block A and Block B (TA-26-1) - **1st Reading**

- **Ross Hilleary gave his presentation to the council members.**
- **Pete Peterson made motion to have the 1st Reading on ordinance 022326B.**

11. 022326C - Consideration of a text amendment to the Fishers 2040 Plan to update the Thoroughfare Plan (TA-26-1) - **1st Reading**

- **Ross Hilleary gave his presentation to the council members.**
- **Selina Stoller asked to have an update for the intersection of 116th Street and Allisonville and Private Roads.**
- **Pete Peterson made a motion to have the 1st Reading on ordinance 022326C.**

Lynnwood Hills Annexation

12. 111725E – Request to Approve a Voluntary Annexation of 77.064 acres known as Lynnwood Hills Subdivision – **PUBLIC HEARING**

- **Lindsey Bennett gave her presentation to the city council members.**
- **This is Public Hearing only. No one came forward to speak.**

REGULAR ITEMS

13. Any other Unfinished / New Business

- **None**

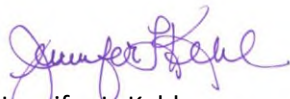
14. Community Comment

- **Amy Perry came forward to speak on Ritchie Woods activities.**
- **Ross Reinhardt came forward to speak on Public Transportation.**

15. Meeting Adjournment

- **John Weingardt made a motion to adjourn the meeting. Todd Zimmerman seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.**
- **The meeting was adjourned at 7:45p.m.**

Respectfully Submitted,



Jennifer L. Kehl
Fishers City Clerk

DATE: FEBRUARY 23, 2026

PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER	
1	Dan Hollis -	not applicable
2	Bobby Skinner	resident
3	STEVE CHASE	RESIDENT
4	Sue & Jack Follmer	Resident
5	Alana Che	Resident
6	Jen & John Kominsky	resident
7	Janel Hill	resident
8	Hannah Jensen	resident
9	Janel Jensen	resident
10	Tony Holland	STAFF
11	Scmifer Holland	RESIDENT
12	AARON HOLLAND	RESIDENT
13	RACHEL HOLLAND	RESIDENT
14	Brendan Low	Resident
15	Chris Low	"
16	Jennifer Low	"
17	Rachel Muhl	Resident
18	Cam Mendenhall	Resident
19	GARY MEROE	RESIDENT
20	Nancy Jarrell	Resident
21	Molly Carter	Resident
22	FRED CARTER	BRENKWAER
23	Maria Jimenez	Resident
24	Naomi Chin	Resident
25	Cadence Nicholson	Resident
26	Brad Kupper	Resident
27	Frank Hoess	Resident
28	Misty Javorka	Resident
29	Yonathan Bezen	Resident
30	Xochitl Hernandez	Resident

DATE: FEB 23, 2026

PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1 CINDY GOLFER	Resident City Gov. Academy participant
2 Dipen Mehta	Resident 15709 Wheelchul P. Fishers IN
3 Masch Wintehuber	Resident 10691 Thistle Ridge, Fishers, IN
4 MAX MOUSER	STUDIO A OF INDIANAPOLIS, 9511 E. 98 th ST. INDY, IN.
5 Karen & Robt Shoemaker	9659 Decatur Dr Incpls 46256
6 MATTHEW BRANZ	9446 ASHLAKE LANE
7 Ross Reinhardt	Resident
8 Ajushi Tatiparmi	Resident / Student
9 Audrey Kixmiller	Student/President MYA
10 Carol Sun	1279 2 Shepherds Way
11 Brent Berman	Spur Cottage
12 Teresa Guzzie	Resident CGA
13 Dana Brain	Breakwater Dr
14 Ian Thorne	Youth Mayor Academy/Student
15 Fred Sched	8488 Penetrant Hartgrove way
16 Peter A. Mayo	11063 Beech Dr
17 Mary Roberts	301 Breakwater
18 TASHA ROBERT	" " "
19 Amy Perry	106 Chippenham Ln Fishers
20 Eric Olson	181 Breakwater Dr
21 Roger Duggs-Taylor	13315
22 Row Comfort	10346 ALICE COURT
23 Walid Cunnammir	Student/President/MYA
24 Sarah	student resident
25 Becky McArthur	Oak Parks -
26	
27	
28	
29	
30	



Fishers Health Department Update – 2/23/2026

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 received (total \$524,634).

Strategic Planning and Annual Report

- Three pillars of focus: Mental Health, Healthy Living, and Aging Well. Community Health Improvement activities are ongoing with over 230 responses to date.
- Strategic plan framework for 2026 – 2028 in development, on track for completion by end of June. Present framework includes 37 Key Performance Outcomes with 144 Key Performance Indicators.
- Annual report currently in draft. Planned publication by April.

Core Services:

- FHD clinic and administration located at the Fishers Community Center at 11400 Johnson Farm Way.
- Clinical Services: 179 clinical appointments in January. Vaccines available for all ages, travel consults with travel vaccines and preventative medication prescriptions, and testing and treatment for conditions such as TB, STIs, lead and others. Ne: biometrics screening services for glucose, cholesterol, BMI as part of Healthy Living programming for chronic disease risk identification. [Schedule an appointment](#) with us or visit Walk-In Wednesdays from 8:30-4:30 when many services are available without an appointment.
- Health Education: Offering K-12 lessons in HSE schools and public health sessions for 3rd grade field trips. Hosting Aging Well education series for older adults with 5 sessions in Feb. and March, and 5 sessions on Mental Health. Launching Heart Health education sessions during February Heart Health Month with biometric services available for participants on 2/19. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Review of Food Grades show A Grades increased to 96.8% in 2025, up from 87.8% in 2023. Certified Pool Operator course scheduled for April 13-14, 2026. [Schedule online](#).
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. Wellness Wander at area parks to resume in March once weather warms with continued focus on mental health, mindfulness, and connection with nature.
- Social Work: All emergency detentions referred to social worker. In-home fall prevention program and *SteppingOn* fall prevention course continuing with success. Two more courses scheduled for 2026.

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 February and March. More information [here](#).

Grants and Funding:

- \$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](#). Two grants awarded this school year - \$500 to Resiliency Club at Fishers Junior High School for yoga and \$500 to HSE Pickle Ball club.
- FHD received \$3,500 grant award from NEHA FDA for standardization efforts and submitted for \$7,500 of remaining \$10,000. Received \$75,000 extension from IDOH to continue Health Issues and Challenges grant supporting social worker.
- All health department contracts are posted [here](#). Posted part-time vital records and clinic admin support role.
- FHD Internship Program opportunities for 2026 now open. One candidate selected to begin in May.



Table 1. Select Metrics

Services Overview		
	January 2026	Jan - Dec, 2026
Health Services		
Communicable Disease Investigations	28	28
Routine Vaccination Appointments	129	129
Testing & Screening Appointments	36	36
Travel Clinic Appointments	14	14
Fee Services		
Birth Certificates (copies)	200	200
Death Certificates (copies)	907	907
Food Inspections	58	58
Pool Inspections	0	0
Other Environmental Inspections	3	3
Health Education		
Community Members Reached	1,345	1,345
Number of Sessions	15	15
Public Health Social Work		
Unique Residents Supported	73	73
Encounters for Service	129	129
Referrals to Community Resources	88	88
Emergency Detentions Supported	9	9
Fall Prevention In-Home Assessments	2	2
Stigma Free Fishers Users	511	511

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Details Changes since 2/23/26, 12:24 PM

1 row added

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[Row 1](#)

Full Name	Tasha Roberts
Full Address	301 Breakwater Drive Fishers INDIANA 46037
Email Address	troberts@robertslitigation.com
Meeting Date	02/23/26
Project Name/Resolution Number	RZ-26-1
Comment	As a resident of Breakwater, I respectfully request that the Petition is denied. The Memory Story Cottage will back up close to where there is a retention pond in Breakwater.

Several years ago, a teenager died in the retention pond. What is to prevent a senior citizen, with memory issues, successfully leaves the facility is goes into the retention pond?

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This concern is very real. My son's friend was struck by a car while crossing this road, which I previously shared with the Council.

I drove by the four other facilities developed by this company. Notably, each of those locations is either situated at the end of a street or along roads equipped with multiple roundabouts or other traffic-calming measures. None are located on a road as heavily traveled, hilly, and visibility-constrained as Brook School Road.

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There is pending litigation involving the property owner, who is currently being sued by a Breakwater resident for over \$100,000 in alleged property damage. Approving a rezoning

under these circumstances—without traffic analysis, without engineering review, and with active litigation—places unnecessary risk on the City.

5. Precedent for future non-residential encroachment Homeowners purchased in Breakwater with the expectation—supported by current zoning and the 2040 Plan—that this area would remain low-density and residential. Granting a rezoning here would open the door to additional institutional or quasi-commercial uses along Brooks School Road, undermining the integrity and value of the neighborhood.

Would you like to receive email communications and

No

New City Council Public Comment

 [Public Meeting Comment Form](#)

Details Changes since 2/22/26, 6:49 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Mary Caito
Full Address	265 Breakwater Dr. Fishers IN 46037
Email Address	mrc1527@gmail.com
Meeting Date	02/23/26
Project Name/Resolution Number	012026C, RZ-26-!-Rezoning of property on Brook School Rd.
Comment	<p>Vote NO to the rezoning of the RESIDENTIAL property on 10990 Brooks School Rd. to a PUD-C. At the Feb. 3rd Planning Committee meeting of the 22 attendees who signed in 17 were against the rezoning. The five that were in favor-2 of these did not even live in Fishers. The majority of residents have been against the building of the Story Cottage on Brooks School Rd. This has been zoned a residential area for many years. As we have been telling the city of Fishers this will cause an increase of dangerous traffic not to mention putting the Memory Care residents in danger. We also wonder what tax breaks the Story Cottage will be receiving. At the start of this process the MCF had only 8-10 parking spots -now they have increased it to 14. There will be no nursing staff there which means concierge nurses will be coming at all hours of the day to administer medicine as well as other personal. Story Cottage is a "cute" name but this facility will not have a story book ending for the majority of the residents who will reside there or the surrounding neighbors. Please vote NOOOOO. Do not drink the fairy tale Story Cottage marketing cool aid. If it is not what it seems. Thank you.</p>

Would you like to receive email communications and

No

New City Council Public Comment

 [Public Meeting Comment Form](#)

Details Changes since 2/19/26, 7:22 PM

1 row added

1 row added or updated (shown in yellow)

[Row 1](#)

Full Name	Gary Meade
Full Address	295, Breakwater DR Fishers IN 46037
Email Address	gary@gandkmeade.com
Meeting Date	02/23/26

Project Name/Resolution Number	Story Cottage
Comment	<p>I am asking that the City Council NOT approve the Story Cottage PUD. I have spoken and or responded with opposition in each meeting that this petition has been reviewed. The council members have heard the opposing reasons from the surrounding HOA'S and multiple persons representing the majority of the three adjoining neighborhoods. Story Cottage is a good product that is attempting to build in the wrong location. Should you approve this PUD you will be going against the will of your constituents. This request is from a 19 year Breakwater homeowner and 15 year Board member.</p> <p>Regards, Gary Meade</p>
Would you like to receive email communications and	Yes



The Ritchey Woods walking group, on behalf of Fishers Parks and the Department of Health, cordially invites you to



- Heart-healthy tips from the Fishers Health Department
- Short, self-led community hike for all ages
- Posted images of heart shapes in nature
- Learn about Ritchey Woods from park staff

Event Categories:

- Health and Wellness
- Aging Well
- Meet Your Neighbor
- Recreation