



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 3/4/2026 at 6:00 PM

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

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

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

- 1. Call to Order**
- 2. Pledge of Allegiance to The Flag of The United States**
- 3. Roll Call**
- 4. Elections and Appointments**
 - a. Appointment of Plan Commission member to Plat Committee
 - b. Appointment of Plan Commission President to PUD and Riverplace PUD Committees
 - c. Appointment of Secretaries (Ross Hilleary and Christy Cashin)
 - d. Appointment of Recording Secretaries (Kay Prange and Kelly Lewark)
 - e. Designation of Board Legal Counsel (Krieg DeVault)
 - f. Designation of Board Legal Publications (Noblesville Times, Hamilton County Reporter and The Current)
- 5. Approval of Previous Minutes**

a. 2-4-26

6. Public Hearings

a. **IKEA PUD Text Amendment - CONTINUED**

Address: 11400 Ikea Way, Fishers, IN

Parcel: 15-15-06-00-11-001.000

Case: TA-26-1

Request: 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.

Petitioner: Max Mouser

Planner: Christy Cashin

b. **Fishers 2040 (Throughfare Plan)**

Address: City Wide

Parcel: City Wide

Case: TA-26-2

Request: Consideration of a text amendment to the Fishers 2040 Plan to update the Throughfare Plan.

Petitioner: City of Fishers

Planner: Ross Hilleary

7. Staff Communication

8. Summary of Council Action

9. Adjournment

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
February 4, 2026**

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

Mr. Stevenson confirmed quorum. Rick Fain, Pete Peterson, Howard Stevenson, Kim Logan, Selina Stoller, Tiffanie Ditlevson were present. Not present: Angie Frazier, Bruce Molter.

Others present: Rodney Retzner, Ross Hilleary, Larry Lannan, Kay Prange, and the citizens and speakers on the attached Sign-In sheet.



Plan Commission
Attendees 2-4-26.pd

Councilor Tiffanie Ditlevson was welcomed as the new member of Plan Commission.

Mr. Stevenson asked for a Motion for the Minutes of the 12-3-25 Meeting. Ms. Logan a Motion to approve, seconded by Mr. Fain. The Minutes were approved, 6-0.

Elections: Mr. Stevenson opened the Meeting to nominations. Pete Peterson nominated Howard Stevenson as President. This was approved, 6-0. Mr. Stevenson nominated Mr. Peterson as Vice-President, which was also approved, 6-0.

Public Hearing:

RZ-25-6

Story Cottage Parcel: 13-15-03-00-00-013.001 & 13-15-03-00-00-013.000 **Address:** 10982 Brooks School Road & 10990 Brooks School Road Fishers, IN 46037 **Case:** RZ-25-6

Request: Consideration of a rezone of .86 acres from R2 Residential District to C-Low **Commercial** Low-Impact District with Conditions for a maximum square footage of 7,500 sqft and the memory care facility use. **Applicant:** Rick Lawrence (rick@nflaw.com) **Planner:** Ross Hilleary (hillearyr@fishersin.gov)

Mr. Hilleary presented the Staff Report and Staff recommends approval.

This is a memory care facility on Brooks School Road. This is asking for a Rezone from R2 residential to C-Low Commercial. This would be for 12 residents with a similar facility in Carmel. Other residents spoke about concern with traffic impacts and a commercial facility in a primarily residential area. Public comments are primarily from the Breakwater and Sandstone neighborhoods.

Rick Lawrence, and David Lesley (representing Story cottage), noted an anomaly in the Fishers UDO. They are covered under the Fair Housing Act and the Americans with Disabilities Act. There has been a formal neighborhood meeting.

Mr. Stevenson opened the Public Hearing, reminding speakers of the 2-minute limit.

Traci Nicholson (11010 Sandstone)- is in favor. They will be respectful neighbors and will blend in. Eric Olson (181 Breakwater Dr) these are commercial businesses. Property not appropriate.

Resident- 10240 Sandstone- concerned about safety

Stacy Raifsnider (10801 Pine Valley Ct) -Noted fees are \$11,000/month, noise concerns, traffic is a non-issue.

David Turk (145 Breakwater) – against

Brian Canileri (215 Breakwater)- is against- this is a terrible place for more traffic.

Mary Cain- (1265 Breakwater) – why in such a hurry to re-zone? Some residents have gotten out.

Brenda Bowman- (11270 Hawthorn Rdg) – spoke in favor and is very acquainted with Story Cottage. Her FIL is at the Carmel Location.

Joe Barrett (no address given)- he is a neighbor to Story Cottage in Carmel. It is a non-impact in his neighborhood.

Steve Cage (371 Breakwater Dr) - so unsafe- this is not a good spot.

Michael Neylon (11240 Desert Glen- Sandstone)- concerned about snow and parking.

Paul Kirkpatrick (340 Breakwater)- A litigation HOLD has been filed. This is against the will of the residents at Sandstone, Hamilton Proper, and Breakwater.

A letter was delivered to the Mayor with no response but some how the developer got a copy. It got rubber stamped and went to Council. They want a formal traffic study. Another litigation hold was filed today. This is against the will of the citizens.

In Petitioner response, Mr. Lawrence emphasized that this is not a commercial property, it is residential. The statement of “people getting out” was explained as a misunderstanding with family nearby, not residents wandering off.

Mr. Stevenson closed the Public Hearing, and explained that this board is Advisory to council. A unanimous decision is required with 6 Commissioners present to vote.

In Commission discussion, Kim Logan stated that this does not fit in with the Comprehensive plan. This is the wrong place, wrong time.

Tiffanie Ditlevson asked about resident status and how meds are handled. A Concierge nurse handles the meds.

Pete Peterson agreed that we do have traffic on Brooks School Road and supported Steve Fehribach’s decision. Call Speaker Huston about pending legislation. There is no cronyism. We can’t worry about lawsuits.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to take a breath and send a No Recommendation to Council. Seconded by Ms. Ditlevson. The vote was 4-2, which means that the Motion does not carry since it was not voted on unanimously.

Mr. Stevenson made a motion to send a favorable recommendation to Council. There was no second, meaning that still there is No Recommendation to Council.

The meeting was adjourned at 7:28.

Respectfully Submitted by:

Kay Prange, Recording Secretary



Advisory Plan Commission Staff Report

Meeting Date: March 4, 2026

DEPARTMENT CONTACT:

Ross Hilleary

CASE NUMBER:

TA-26-2

PETITIONER:

City of Fishers

PROPERTY ADDRESS/LOCATION:

City Wide

REQUEST: Consideration of a text amendment to the Fishers 2040 Plan to update the Throughfare Plan.

APPLICABLE REGULATIONS:

City of Fishers Unified
Development Ordinance

EXISTING ZONING:

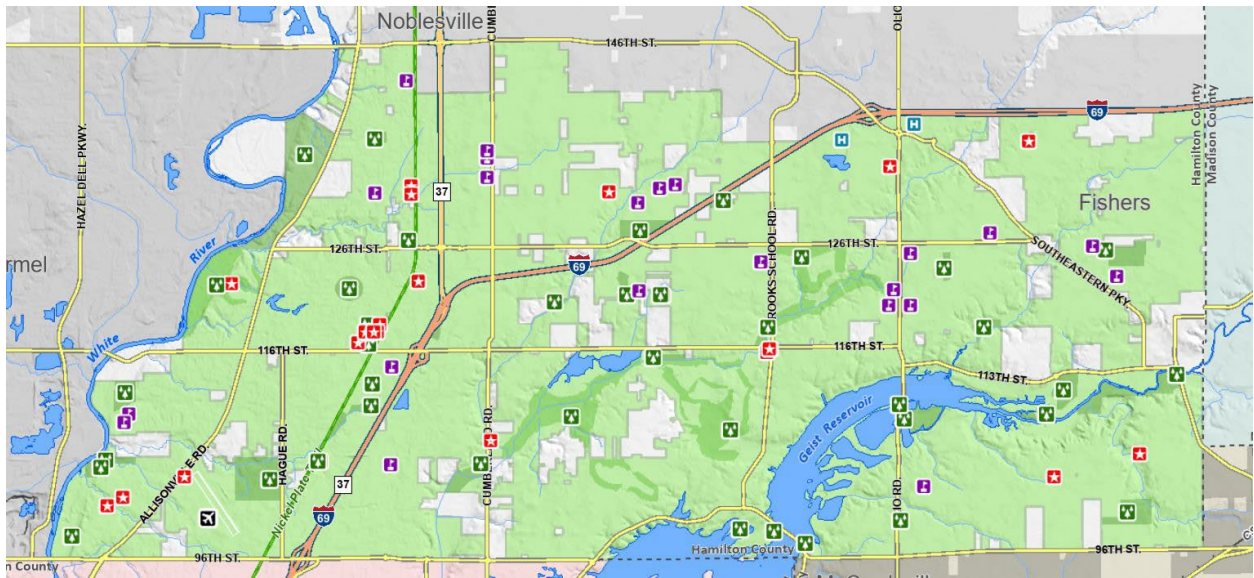
N/A

FISHERS 2040:

N/A

Lot Size: N/A

LOCATION MAP



STAFF RECOMMENDATION

Favorable Recommendation

Unfavorable Recommendation

No Recommendation

TEXT AMENDMENT REQUEST:

Annual the City of Fishers updates the Throughfare Plan, which is housed within the Fishers 2040 Comprehensive Plan.

Below are the following changes:

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:
 - a. Added roundabout at 126th St
 - b. Added roundabout at Carriage Stone Dr (Sandstone Meadows) & Duval Dr (Cottonwood Creek at Gray Eagle)
 - c. Added Intersection Improvement at 116th
 - d. Added round-about at Club Pt (entrance to Hamilton Proper)
 - e. Added round-about at Aldenham Blvd (Brookston Place) & Anchorage Way (The Anchorage)
 - f. 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

PUBLIC COMMENTS:

No Public Comments have been received at this time.

STAFF RECOMMENDATION:

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

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

Staff has a favorable recommendation.

This item is anticipated to go to the City Council at their March 16, 2026 meeting for final reading.

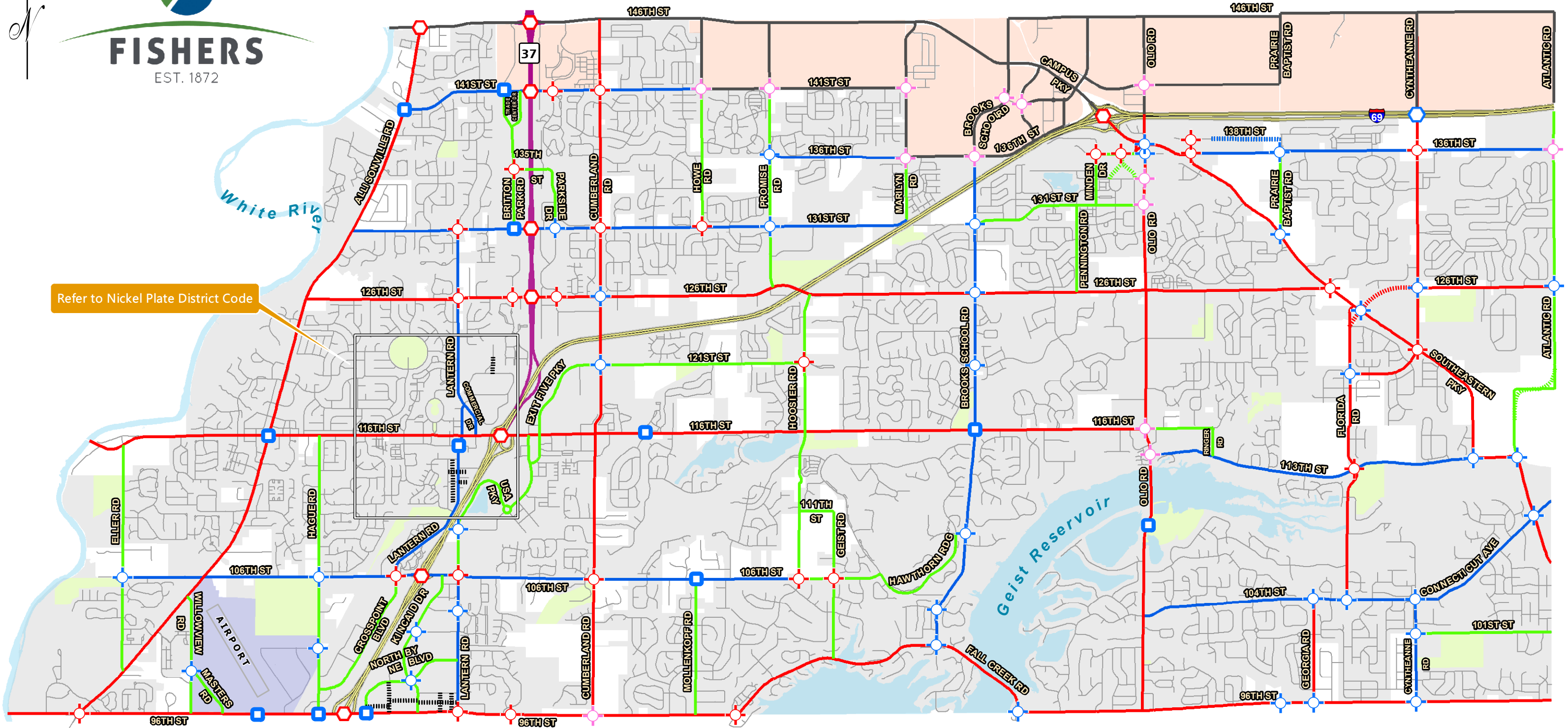
STAFF RECOMMENDATION

Favorable Recommendation Unfavorable Recommendation No Recommendation

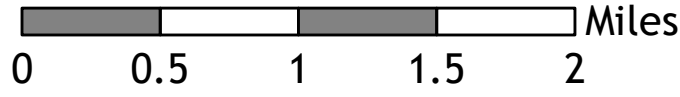
Attached: Draft Throughfare Plan



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	Expressway
Noblesville/County	Proposed Connections- Classifications by Color			

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