

APPROVED

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 medicine.

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