

APPROVED

CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
April 1, 2026

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

Mr. Stevenson confirmed quorum. Rick Fain, Howard Stevenson, Kim Logan, Selina Stoller, Tiffanie Ditlevson were present. Not present: Angie Frazier, Bruce Molter, Pete Peterson. Cody Kendall was welcomed as a new Commission members. As a result, quorum was reached.

Others present: Frederic Lawrence, Rodney Retzner, Ross Hilleary, Larry Lannan, Kay Prange, Sue and Jack Follmar.

Mr. Stevenson asked for a Motion for the Minutes of the previous March meeting but it was decided that there were not enough members at today's meeting who were also at the March 4 meeting so we did not have enough members to vote. It was agreed that we would hold over the March 4, 2026 minutes for approval at the May 6 meeting.

Public Hearing:

The IKEA PUD Text Amendment was withdrawn.

ICC Floors Plus

Address: 9810 Carney Drive

Parcel: 15-14-12-00-05-001.001

Case: RZ-26-3

Request: Consideration of a rezone request of 6.17 acres C3 to I1 with conditions for an existing 62,105 square foot building at the common address of 9810 Carney Drive.

Petitioner: ICC Floors Plus

Planner: Ross Hilleary

ICC has asked for a rezone request of C3 to I1 for an existing 62,105 sq ft building. The expansion will offer residential and commercial products. About 40% will be used as warehouse space, with the remainder for gallery, offices, and fabrication. Fredric Lawrence represented the developer. He discussed new loading bays which will be fenced and screened with shrubbery. New images will be available for review April 10. Staff recommends sending a recommendation to Council.

Mr. Stevenson opened the Public Comment portion of the meeting. Seeing no one from the public to speak, he closed the Public Hearing.

Selina asked if it had been reviewed by Engineering and Stormwater. YES

Carney Dr. is now a private Drive- working on transition to Public.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to recommend, seconded by Mr. Kendall.

The Motion was approved, 6-0.

UDO Update

Address: City Wide

Parcel: City Wide

Case: TA-26-3

Request: Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 6. Development Standards, and Chapter 12. Definitions.

Petitioner: City of Fishers

Planner: Ross Hilleary



TA-26-3 UDO
Update - Staff Repo

Ross Hilleary presented the Update summary. Staff recommends approval. Mr. Stevenson opened Public Comment portion of the meeting. Seeing no one from the Public to speak, he closed the Public Hearing. Mr. Stevenson asked for a Motion. Ms. Logan made a Motion to recommend, seconded by Mr. Fain. The Motion was approved 6-0.

UDO Update

Address: City Wide

Parcel: City Wide

Case: TA-26-4

Request: Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 2. Administration, Chapter 11. Enforcement & Penalties, and Chapter 12. Definitions.

Petitioner: City of Fishers

Planner: Ross Hilleary



TA-26-4 UDO
Update - Staff Repo

Ross Hilleary presented the Update summary; this is a separate UDO for Code Enforcement. Staff recommends approval. Mr. Stevenson opened Public Comment portion of the meeting. Seeing no one from the Public to speak, he closed the Public Hearing. Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to recommend, seconded by Ms. Logan. The Motion was approved 6-0.

The meeting was adjourned at 6:50.

Respectfully Submitted by:
Kay Prange, Recording Secretary