



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 7/1/2026 at 4:00 PM

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

Members of the public are encouraged to [submit comments to the board via this form](#) 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/Plat.

- 1. Call to order / Pledge of Allegiance**
- 2. Roll Call**
- 3. Approval of Previous Minutes**
 - a. 6-3-26 DRAFT Minutes
- 4. Public Hearings**
 - a. **Barland Homestead**

Address: 10638 Cyntheanne Rd
Parcel: 13-16-05-00-00-020.003
Case: PP-26-3
Request: Request to approve a Primary Plat of 2 lots on 4.0 acres, known as the Barland Homestead property. Subject site has a common address of 10638 Cyntheanne Rd, Fortville, IN.
Petitioner: Garrick Walton, Cross County Consulting
Planner: Christy Cashin
- 5. Old Business**
- 6. New Business**

- 7. Staff Communication**
- 8. Board Signatures – Findings of Fact**
- 9. Adjournment**

**City of Fishers
Plat Committee MINUTES
June 3, 2026**

A roll call was taken - members present - Ross Hilleary, Selina Stoller, Hatem Mekky.
Others present: Rodney Retzner from Krieg DeVault, Christy Cashin, Kelly Lewark, Nathan Althouse

Mr. Mekky asked for a Motion for approval of 12-3-25 Minutes. Mr. Hilleary made a Motion to approve, seconded by Ms. Stoller. The Minutes were approved 3-0.

MINOR PLAT

Pax Collis Estates

Address: 14150 E 113th St, Fishers, IN

Parcel: 13-15-01-00-00-003.002

Case: PP-26-2

Request: Request to approve a Primary Plat of 2 lots on 4.58 acres, known as the Pax Collis Estates property. Subject site has a common address of 14150 E 113th St.

Petitioner: Nathan Althouse

Planner: Christy Cashin

Christy Cashin presented the Staff Report. Pax Collis Estates will be a subdivision of 2 lots. Both lots meet the minimum requirements of the UDO. Future development will be needed to meet pedestrian improvements, open space, and connection to all major utilities. The existing driveway on 113th Street will provide vehicular access for both lots. No Waivers have been requested. Ms. Stoller asked about the orientation of the homes, which was addressed by Nathan Althouse. Staff recommends approval with the TAC review comments being addressed.

Mr. Mekky asked for a Motion. Ross Hilleary made a Motion to approve, seconded by Ms. Stoller. The Motion was approved, 3-0.

Note: there will be a Plat meeting in July and Selina will not be present.

The meeting was adjourned at 4:08.



Plat Committee Staff Report

Meeting Date: July 1, 2026

DEPARTMENT CONTACT:
Christy Cashin

CASE NUMBER:
PP-26-3

PETITIONER:
Garrick Walton

PROPERTY ADDRESS/LOCATION:
10638 Cyntheanne Rd.

REQUEST: Request to approve a Primary Plat of 2 lots on 4.0 acres, known as the Barland Homestead property. Subject site has a common address of 10638 Cyntheanne Rd, Fortville, IN.

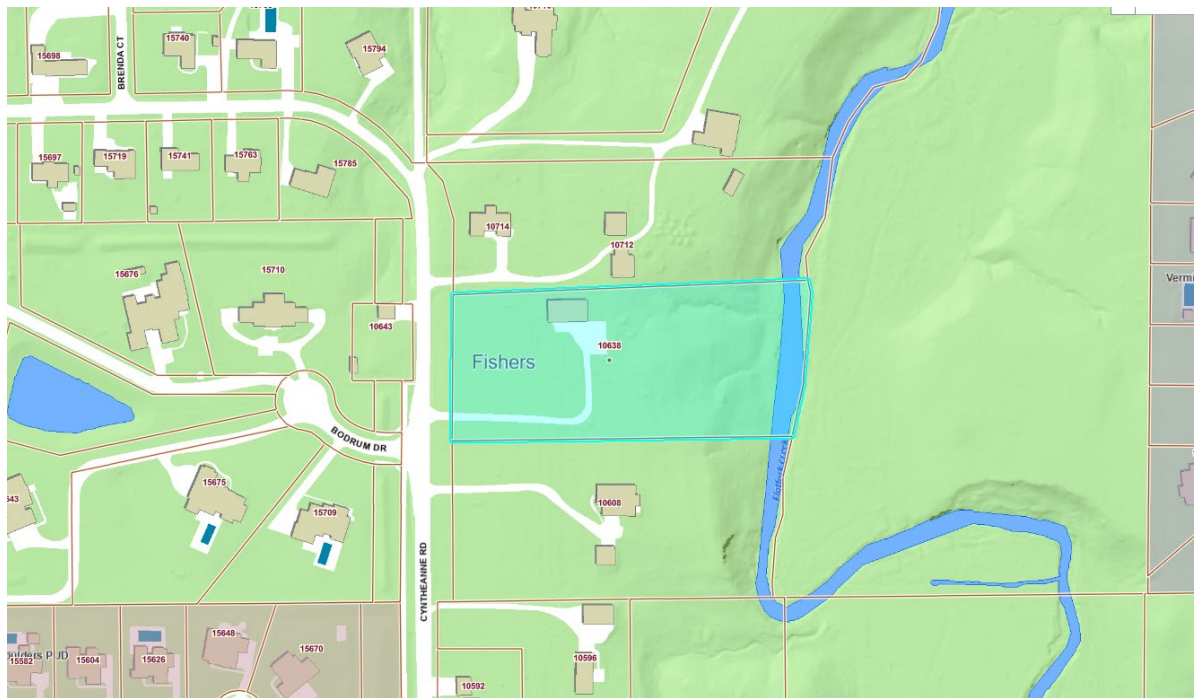
APPLICABLE REGULATIONS:
City of Fishers UDO

EXISTING ZONING:
R2 Residential Zoning

FISHERS 2040:
Estate Residential

LOT SIZE: 4.00 acres

LOCATION MAP

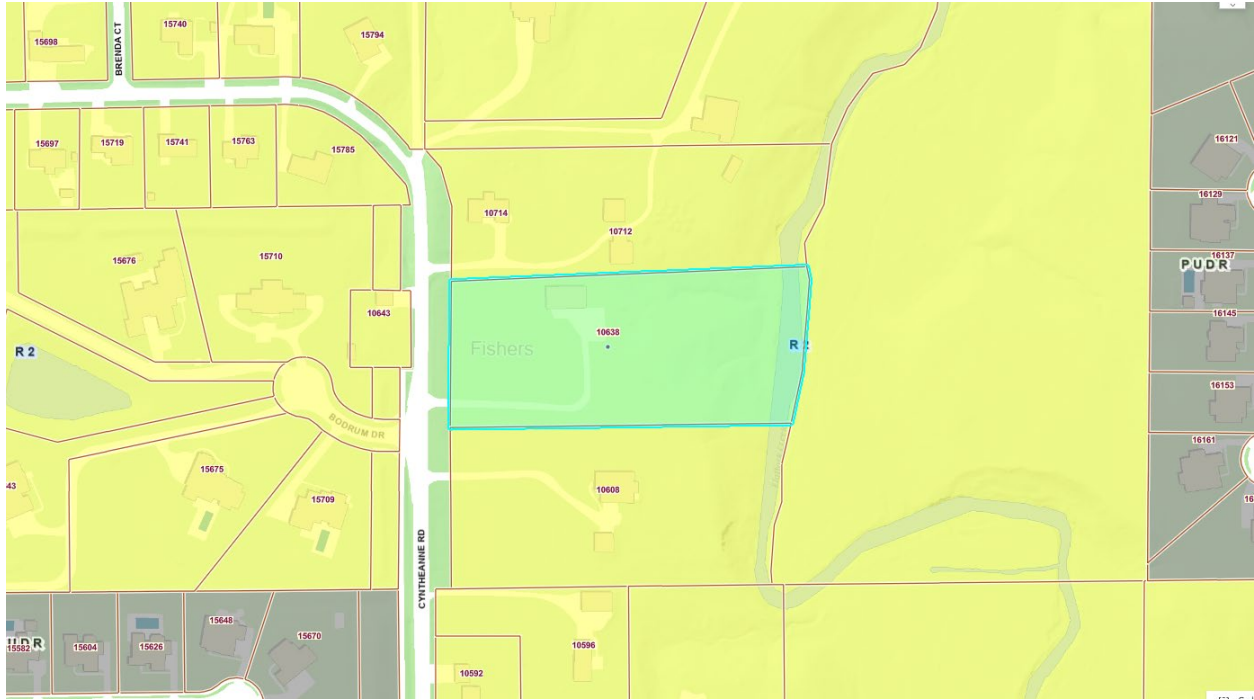


STAFF RECOMMENDATION

Approve
 Continue
 Deny
 No Recommendation

ZONING HISTORY:

This property is zoned R2 Residential under the City of Fishers Unified Development Ordinance (UDO).



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments were received.

PETITION OVERVIEW:

Nathan Althouse, on behalf of the property owner, requests approval of a Primary Plat to subdivide an existing single-family residential lot into two single-family residential lots.

Lot Standards:

Lots 1 and 2 meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Vehicular access to Lot 1 will be provided via a new proposed drive on Cyntheanne Rd. Access to Lot 2 will be provided through the existing driveway.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

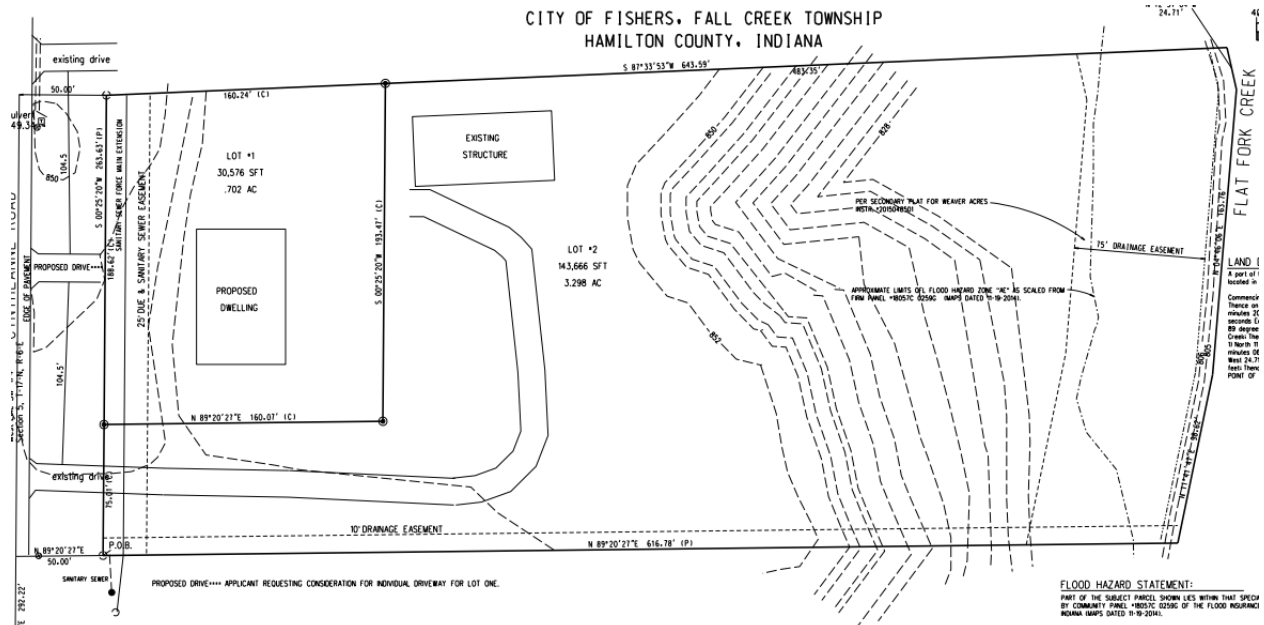
Future development will be required to meet minimum open space and landscaping requirements under the UDO.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.



Proposed Primary Plat

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on May 28, 2026.

Staff recommends approval with the following conditions:

- 1) All TAC comments are addressed.
- 2) A dwelling is built on Lot 2.
- 3) Per City of Fishers Engineering, the owner will extend the low pressure sewer across Lots 1 and 2 as part of a residential building permit for Lot 1 or Lot 2, whichever comes first.

No public hearing is required for this project, as it is a minor subdivision.

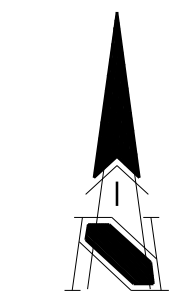
STAFF RECOMMENDATION

Approve
 Continue
 Deny
 No Recommendation

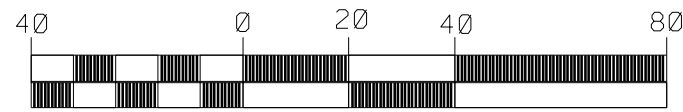
PRIMARY PLAT: PP-26-3

BARLAND HOMESTEAD SUBDIVISION

REPLAT OF LOT #4 WEAVER ACRES
PART OF THE S.W. QUARTER, SECTION 5, TOWNSHIP 17 NORTH, RANGE 6 EAST
CITY OF FISHERS, FALL CREEK TOWNSHIP
HAMILTON COUNTY, INDIANA



(ASSUMED NORTH)
SCALE: 1" = 40'

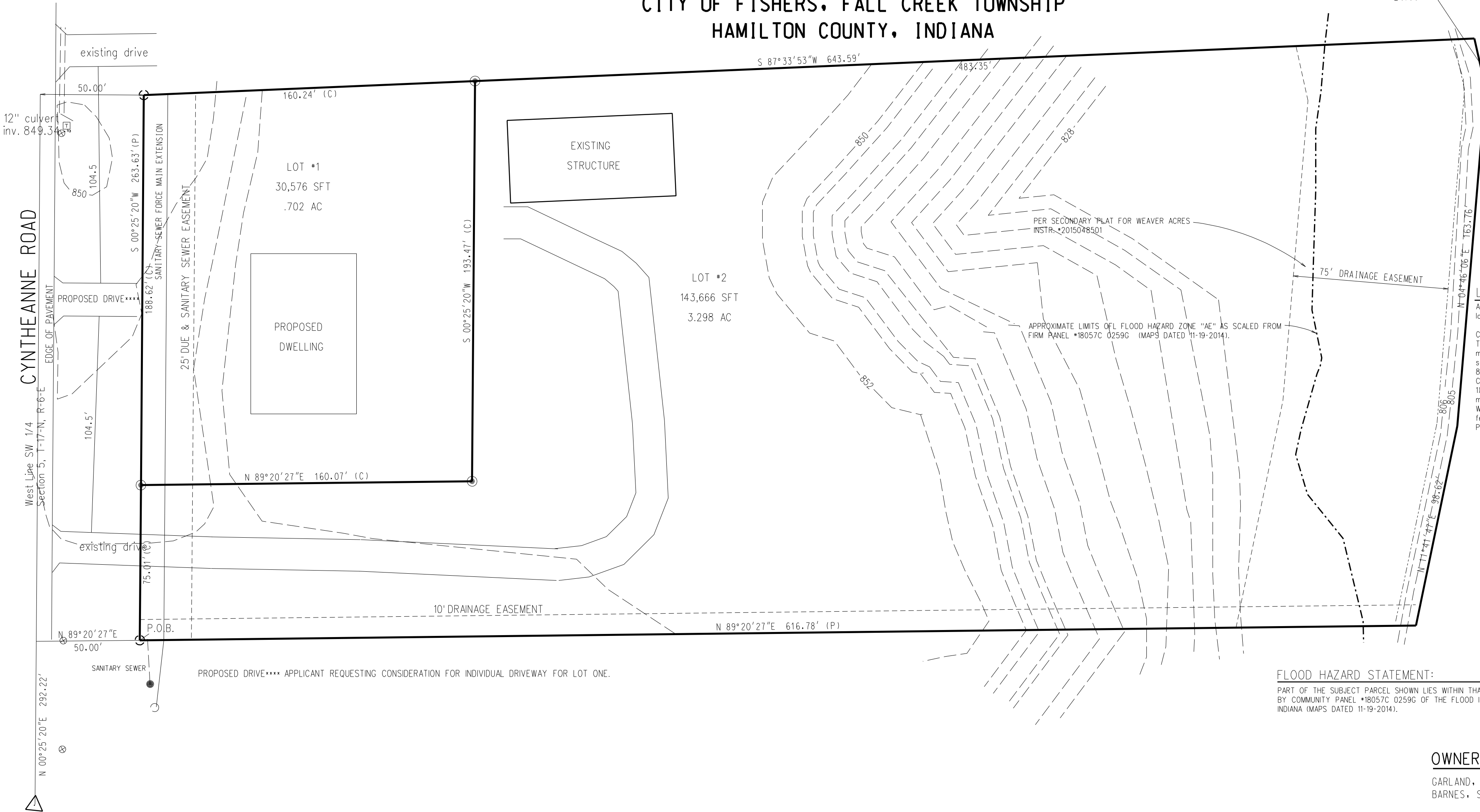


LEGEND

- ▲ = SECTION CORNER
- = REBAR W/CAP FOUND
- ⊙ = 5/8" REBAR WITH CAP STAMPED "S.D.S.900002" SET
- AC. = ACRES
- SFT = SQUARE FEET
- UDE = UTILITY DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- (C) = CALCULATED
- (P) = PLATTED
- ⊗ = UTILITY POLE

LAND DESCRIPTION

A part of the Southwest Quarter of Section 5, Township 17 North, Range 6 East, located in Fall Creek Township, Hamilton County, Indiana, being described as follows:
Commencing at the Southwest corner of the Southwest quarter of said Section 5; Thence on and along the West line of said Southwest quarter North 00 degrees 25 minutes 20 seconds West 292.22 feet; Thence North 89 degrees 20 minutes 27 seconds East 50.00 feet to the POINT OF BEGINNING; Thence continuing North 89 degrees 20 minutes 27 seconds East 616.78 feet to the centerline of Flat Fork Creek; Thence on the centerline of Flat Fork Creek the following (3) courses:
1) North 11 degrees 41 minutes 47 seconds East 98.62; 2) North 04 degrees 46 minutes 06 seconds East 163.76 feet; 3) North 12 degrees 37 minutes 04 seconds West 24.71 feet; Thence South 87 degrees 33 minutes 53 seconds West 643.59 feet; Thence South 00 degrees 25 minutes 20 seconds West 263.23 feet to the POINT OF BEGINNING containing 4.000 acres, more or less.



FLOOD HAZARD STATEMENT:

PART OF THE SUBJECT PARCEL SHOWN LIES WITHIN THAT SPECIAL FLOOD HAZARD ZONE "AE" AS SHOWN BY COMMUNITY PANEL #18057C 0259G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED 11-19-2014).

OWNER/SUBDIVIDER/DEVELOPER

GARLAND, COLTEN & BROOKE - SUBDIVIDER
BARNES, SCOT & JODI - OWNER

SOURCE OF TITLE

WEAVER ACRES INSTR. #2015048501
LOT #4 - #2015059694

SURVEYOR

PREPARED BY: Stephen D. Servies PLS #900002

CROSS COUNTY CONSULTING, LLC

RESIDENTIAL - COMMERCIAL
COMPLETE SITE DEVELOPMENT SERVICES
5921 CADILLAC DRIVE INDPLS, INDIANA 46224
EMAIL: CROSSCOUNTY@ATT.NET

CERTIFICATE OF SURVEY

THIS SUBDIVISION CONSISTS OF 2 LOT, NUMBERED LOT 1 THRU 2
THE SIZE OF LOTS AND WIDTHS OF STREET ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I, STEPHEN D. SERVIES, THE UNDERSIGNED HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF THE LANDS SURVEYED AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF THE SURVEY REVEALED BY THE CROSS-REFERENCE PLAT AND ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

CERTIFIED THIS 22nd DAY OF JUNE, 2026

Stephen D. Servies

Stephen D. Servies
Professional Land Surveyor No. 900002

