



BOARD/COMMISSION: City Council

DATE: 7/20/2026

**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](https://fishersin.gov/CityCouncil).

REGULAR CITY COUNCIL MEETING, 7 p.m.

1. Meeting Called to Order with the Pledge of Allegiance

2. Announcements

3. Proclamations

4. Presentations

5. Council Committee Reports

a. Finance Committee Report

Finance Committee Report - 07-15-2026

6. Department Reports

a. Health Department Report - 07-20-2026

7. Consent Agenda

a. Request to approve the previous meeting minutes of the June 15, 2026, Fishers City Council meeting.

Minutes- 06-15-2026

b. R072026 - A Resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.

City Funds Transfers - Resolution - R072026

City Funds Transfers - Exhibit A - R072026

City Funds Transfers - Council Action Form - R072026

Regular Agenda - Budget/Financial - NONE

Regular Agenda - Economic Development

8. R072026A – Request to Approve Confirmatory Resolution for Patch Development Abatement

Patch Development EDA Confirmatory Resolution - Resolution and Exhibits - R072026A

Patch Development EDA Confirmatory Resolution - CAF - R072026A

Regular Agenda - Government/Miscellaneous

9. 072026 - Request to Create and Add Chapter 120 of Fishers Code of Ordinances (Designated Outdoor Refreshment Areas (DORAs) within the Nickel Plate District and Fishers District - 1st Reading

10. 072026A - Request to Amend Chapter 72 (Standing, Stopping and Parking) and Chapter 75 (Parking Schedules) of the Fishers Code of Ordinances - 1st Reading

Request to Amend Chapter 72 and 75 - Ordinance - 072026A - 1st Reading

Request to Amend Chapter 72 and 75 - CAF - 072626A - 1st Reading

11. 072026B – Request to Amend Chapter 91 (Animals) of the Fishers Code of Ordinances - 1st Reading

Request to Amend Chapter 91 Animals - Ordinance - 072026B - 1st Reading

Request to Amend Chapter 91 Animals - CAF - 072026B - 1st Reading

Regular Agenda - Planning & Zoning

12. 072026C - Consideration of a rezone of .83 acres from the Drive Planning PUD to the Citizens State Bank PUD to allow for a bank with a common address of 13562 E 116th Street (RZ-26-4) – 1st Reading

RZ-26-4 Citizens State Bank PUD- Draft Ordinance - 072026C - 1st Reading

RZ-26-4 Citizens State Bank PUD - Memo from Krieg DeVault - 072026C - 1st Reading

RZ-26-4 Citizens State Bank PUD - Petitioner Packet - 072026C - 1st Reading

RZ-26-4 Citizens State Bank PUD - Council Action Form - 072026C - 1st Reading

13. 072026D - Consideration of a rezone of 10.45 acres from Legends at Geist PUD to the One Sixteen PUD for a 32-lot for-sale single-family residential neighborhood to be known as One Sixteen with a common address of 10401 E 116th Street (RZ-26-6) – 1st Reading

RZ-26-6 One Sixteen PUD - Draft Ordinance - 072026D - 1st Reading

RZ-26-6 One Sixteen PUD - Draft Petitioner Packet - 072026D - 1st Reading

RZ-26-6 One Sixteen PUD - Council Action Form - 072026D - 1st Reading

Bralley Annexation:

14. 072026F - Request to approve a voluntary annexation of 1.37 acres, known as the Bralley property. Subject site has a common address of 16103 Southeastern Pkwy (ANX-25-9) - 1st Reading & Public Hearing

ANX-25-9 Bralley Annexation - Draft Ordinance - 072026F - 1st Reading

ANX-25-9 Bralley Annexation - Council Action Form - 072026F - 1st Reading

Buckhaven Annexation:

15. 072026G - Request to approve a voluntary annexation of 11.54 acres known as the Buckhaven property. Subject site has a common address of 11798 & 11842 E 131st Street (ANX-26-2) - 1st Reading & Public Hearing

ANX-26-2 Buckhaven Annexation - Draft Ordinance - 072026G - 1st Reading

ANX-26-2 Buckhaven Annexation - Council Action Form - 072026G - 1st Reading

Brooks Annexation:

16. 072026H - Request to approve a voluntary annexation of 1.0 acre, known as the Brooks property. Subject site has a common address of 13518 Promise Road (ANX-26-3) - 1st Reading & Public Hearing

ANX-26-3 Brooks Annexation - Draft Ordinance - 072026H - 1st Reading

ANX-26-3 Brooks Annexation - Council Action Form - 072026H - 1st Reading

Regular Items - Any other Unfinished / New Business

Regular Items - Community Comment

Regular Items - Meeting Adjournment

[MEET_FOOT]

**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: 7/15/2026

RESOLUTIONS

3b. R072026 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

- ☒ Passage
- ☐ Non-Passage
- ☐ Amendment
- ☐ No Recommendation

Motion: Cecilia

2nd the Motion Bill

ORDINANCES

NONE

- ☐ Passage
- ☐ Non-Passage
- ☐ Amendment
- ☐ No Recommendation

Motion: _____

2nd the Motion _____

ATTEST: Ami Webb
Ami Webb, Paralegal

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



Fishers Health Department Update – 7/20/2026

Health First Indiana

- HFI information available here <https://www.in.gov/healthfirstindiana/your-community-info/>.
- Fishers funding amount for 2026 received (total \$524,634).
- Visit with Dr. Lindsey Weaver, State Health Commissioner, on 7/10/26.

Strategic Planning and Annual Report

- Three pillars of focus: Mental Health, Healthy Living, and Aging Well. Community Health Improvement Plan (CHIP) Committee meetings complete. Draft CHIP in early stages and under review by stakeholders.
- 2026 – 2028 Strategic plan framework in use; 39 Key Performance Outcomes with 144 Key Performance Indicators.
- Annual report available here <https://health.fishersin.gov/about-us/annual-reports/>

Core Services:

- Clinical Services: 282 clinical appointments in June; 90 appointments for vaccinations, 163 appointments for testing and screening, and 30 travel clinic appointments. 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. Wellness Screening services for glucose, cholesterol, and BMI down from last month (6 vs 10 appointments); Sports physicals receiving positive response from community (89 appointments, up 17 from last month). [Schedule an appointment](#) with us or visit Walk-In Wednesdays from 8:30-4:30 when many services are available without an appointment. Clinic hours expanded 8:30 am – 4:30 pm Monday, Wednesday, Friday
- Health Education: 2025/2026 school education completed. Teen Public Health Academy is July 20-24th with 20 students. Two Mental Health, three Aging Well, and four Young Adult health education sessions in July. Two Tiny Taste healthy eating for children and parents at AgriPark this month. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Mosquito, open water, and pool surveillance ongoing. Next Certified Pool Operator Course scheduled for September ([Schedule online](#)).
- Mental Health & Community Support: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community. Community Support: All emergency detentions referred to social worker. In-home fall prevention program ongoing. Third *SteppingOn* course started with fourth scheduled for later in 2026. Have begun medication support and mobile integrated health style follow-up for frequent utilizers of EMS services.

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 July and August. More information [here](#).

Grants and Funding:

- School-based club grants to start in August for 2026/2027 school year.
- FHD secured \$149,000 in grant funding to support 2026-2027 FDA standardization efforts, the Health Issues and Challenges social worker grant supporting social worker, and Mobile Integrated Health expansion. Submitted \$350,000 proposal as sub-grantee for Patient Safety Prize to expand MIH services for high complexity, frequent users of emergency medical services.
- All health department contracts are posted [here](#).



Table 1. Select Metrics

Services Overview		
	June 2026	Jan-June 2026
Health Services		
Communicable Disease Investigations	32	166
Routine Vaccination Appointments	90	714
Testing & Screening Appointments	163	485
Travel Clinic Appointments	30	158
Fee Services		
Birth Certificates (copies)	193	985
Death Certificates (copies)	791	5,078
Food Inspections	140	537
Pool Inspections	30	38
Other Environmental Inspections	20	43
Health Education		
Community Members Reached	921	10,932
Number of Sessions	24	327
Community Support		
Unique Residents Supported	165	790
Encounters for Service	269	1,262
Referrals to Community Resources	162	947
Emergency Detentions Supported	14	67
Fall Prevention In-Home Assessments	3	35
Stigma Free Fishers Users	589	3,167

**Fishers City Council
Meeting Minutes
June 15, 2026**

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

BOARD/COMMISSION: City Council Meeting

DATE: 6/15/2026

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 7:00p.m.
- Present were Tiffanie Ditlevson, Pete Peterson, John Weingaardt, Todd Zimmerman, Bill Stuart, Brad DeReamer, and Selina Stoller. Cecilia Coble was absent. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lindsey Bennett, Ami Webb, Ethan lee, Jake Reardon-McSoley, Whitney Wampler, Reid Pittard, Ross Hilleary, Chief Ed Gebhart, Matt Poske, Becky McNichol's, Nancy Jarrell, Virginia Tate, Nikki Lindsey, Shirley Whitby, Justin Burtner, Colin Klus, Ross Reinhardt, Matthew Branz, Lilianna Kennedy, and Larry Lannan.

2. Announcements:

- *None*

3. Proclamations:

- *None*

4. Presentations:

- *None*

5. Council Committee Reports

a. Finance Committee Report

- Attached

6. Department Reports

a. Health Department Report

- Attached

7. Consent Agenda:

- a. Request to approve the previous meeting minutes of May 18, 2026, Fishers City Council meeting.
- b. R061526 - 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 passed.

REGULAR AGENDA

Business/ Financial

8. 061526 – Request to Approve an Ordinance of the Common Council of the City of Fishers, Indiana, Authorizing the Issuance of the City of Fishers, Indiana, Taxable Economic Development Revenue Bonds, Series 2026 (Crossing Project), Repealing Ordinance No. 051826C, and Authorizing and Approving Other Actions in Respect Thereto – 1st, 2nd & Final Reading

- Deputy Mayor Elliott Hultgren gave his presentation to the council members.
- John Weingardt made a motion to approve the suspend the rules and approve ordinance 061526 on the 1st Reading, Pete Peterson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
- John Weingardt made a motion to approve ordinance 061526. Pete Peterson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Economic Development

9. R061526A - Resolution Approving a Project EDA Agreement #1 - City of Fishers and Finish Line

- Megan Baumgartner gave her presentation to the council members.
- Matt Poske from JD Sports came forward to answer any questions from the council members.
- Pete Peterson made a motion to approve resolution R061526A. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

10. R061526B - Resolution Approving Project Agreement between City of Fishers and Buckingham Realty and Development Corporation - Resolution - R061526B

- Megan Baumgartner gave her presentation to the council members.
- Bret Davis from Buckingham Realty from came forward to answer any questions from the council members.
- Pete Peterson made a motion to approve resolution R061526B. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

11. R061526C - Request to Collectively Approve Annual Compliance with Real and Personal Property Tax Abatements (CF-1s)

- Reid Pittard gave his presentation to the council members.
- John Weingardt made a motion to approve resolution R061526C. Pete Peterson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Government/Miscellaneous

12. 051826F - Request to Approve Amendments to Chapter 32 (Impact Fee Advisory Committee), Chapter 96 (Parks and Recreation), and Chapter 156 (Administration Permits and Fees) of the City of Fishers Code of Ordinances – 2nd & Final Reading – Public Hearing

- Lindsey Bennett gave her presentation to the council members.

- President John Delucia opened the meeting for a Public Hearing. No one came forward and the Public Hearing was closed.
- Pete Peterson made a motion to approve ordinance 051826F. Selina Stoller seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

13. 061526A - Request to Approve Amendment to the 2026 Salary Ordinance. – 1st, 2nd & Final Reading

- Ethan Lee gave his presentation to the council members.
- Pete Peterson made a motion to approve the suspend the rules and approve ordinance 061526A 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 approve ordinance 061526A. John Weingardt seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

14. 061526B – Request to Approve an Amendment to Chapter 71 of the Fishers Code of Ordinances (Traffic Rules) – 1st, 2nd, & Final Reading

- Whitney Wampler gave her presentation to the council members.
- Tiffanie Ditlevson made a motion to approve the suspend the rules and approve ordinance 061526B on the 1st Reading. Tiffanie Ditlevson seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
- Pete Peterson made a motion to approve ordinance 061526B. Selina Stoller seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

15. 061526C - Request to Amend Chapter 180 Health Department Fees - 1st, 2nd, & Final Reading

- Monica Heltz gave her presentation to the council members.
- Pete Peterson made a motion to approve the suspend the rules and approve ordinance 061526C on the 1st Reading. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.
- Pete Peterson made a motion to approve ordinance 061526C. Bill Stuart seconded the motion. There was no remonstrance, and all members voted yay. The motion passed.

Planning & Zoning

REGULAR ITEMS

16. Any other Unfinished / New Business

- *NONE*

17. Community Comment

- Two young ladies came forward to talk about the Juneteenth celebration at Connor Prairie.

- Nikki Lindsey came forward to talk about the trails. She is handicapped and in a wheelchair. She and her grandchild use the Nickel Plate Trail. There is an issue with the electric bikes racing down the path and it is very dangerous. She also stated they electric bikes race through the parking garages. She has stopped them several times and it doesn't seem to help. She also said it is difficult to cross the street in the crosswalks because the signals are not long enough and asked if there can be changes made to add more time for the crossing..
- Ross Rinehardt came forward to talk about the detour signs on the trails. He is excited about the development in the Nickel Plate District. He also talked about the need for public transportation.
- Justin Burtner from Mudsock Sports came forward to discuss the ordinance that has removed them from their previous soccer fields to another field.

18. Meeting Adjournment

- Pete Peterson made a motion to adjourn the meeting. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,



Jennifer L. Kehl
Fishers City Clerk

DATE: June 15, 2026

	PLEASE PRINT NAME	STAFF/ BUSINESS NAME / RESIDENT ADDRESS / OTHER
1	Matt Poske	JD Sports
2	Bethy McMichals	11146 Stratford Dr So.
3	Nancy Jarrell	13925 Meadow Grass Way
4	VIRGINIA TATE	8800 North St #433
5	Nikki Lindsay	8800 NORTH STREET STE 106
6	Shirley Whitby	8594 E 116 th St. #414
7	Colin Klus	10531 Serra Vista Pt.
8	Amy Klus	10531 Serra Vista Pt.
9	Ethan Lee	City Staff
10	Ross Reinhardt	Resident
11	MATTHEW BRAZ	94116 ASHLAKE LANE
12	Brenda Sam	FBL - Janeteeth
13	Liliana Kennedy	10737 Sherborne Rd
14	Tyler	1764 W. 116 th St. #414
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**Fishers Finance Committee
Meeting Minutes
June 15, 2026**

BOARD/COMMISSION: City of Fishers Finance Committee

DATE: 6/15/2026

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

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

1. Meeting Called to Order
 - Chairman John Weingardt called the meeting to order at 6:30p.m. Present were John DeLucia, Todd Zimmerman, and Bill Stuart. Others present were Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Tiffanie Ditlevson, Ami Webb, and Larry Lannan. Bradford was present remotely. Cecilia Coble was absent.
2. Announcements
3. Consent Agenda
 - a. Request to review the previous meeting memoranda:
 - i. Minutes for May 18, 2026
 - b. R061526 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds:
 - Todd Zimmerman made a motion to approve the Consent Agenda. Bill Stuart seconded the motion. All members voted yay. The motion passed.
4. RESOLUTIONS:
 - *None*
5. ORDINANCES:
 - a. 061526 - An Ordinance of the Common Council of the City of Fishers, Indiana, Authorizing the Issuance of the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2026 (Crossing Project), Repealing Ordinance No. 051826C and Authorizing and Approving Other Actions in Respect Thereto:
 - Lisa Bradford gave her presentation to the committee members.
 - Todd Zimmerman made a motion to send ordinance 061526 to the full council for approval on the 1st Reading. John DeLucia seconded the motion. All members voted yay. The motion passed.

Regular Items

6. 2026 Update
 - Lisa Bradford gave a brief presentation on the status of the General Fund to date.
7. Personal Property Tax (PPT) TIF Area Update
 - Lisa Bradford gave a brief presentation on the status of Property Taxes changes. Lisa also discussed the status of the current Audit.
8. Any other Unfinished / New Business

9. Meeting Adjournment

- John Delucia made a motion to adjourn the meeting. Bill Stuart seconded the motion. There was no remonstrance, and the meeting was adjourned at 6:50 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: 6/15/2026

RESOLUTIONS

3b. R061526 - A Resolution authorizing the Common Council Authorizing the City Controller to Transfer Certain Funds.

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

Motion: Todd Zimmerman
2nd the Motion Bill Stuart

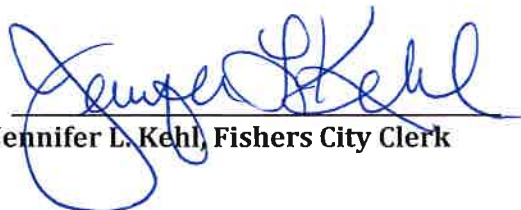
ORDINANCES

5a. 061526 - An Ordinance of the Common Council of the City of Fishers, Indiana, Authorizing the Issuance of the City of Fishers, Indiana Taxable Economic Development Revenue Bonds, Series 2026 (Crossing Project), Repealing Ordinance No. 051826C and Authorizing and Approving Other Actions in Respect Thereto:

- ☒ Passage
☐ Non-Passage
☐ Amendment
☐ No Recommendation

Motion: Todd Zimmerman
2nd the Motion John DeLucia

ATTEST:


Jennifer L. Kehl, Fishers City Clerk

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



Fishers Health Department Update – 6/15/2026

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 Plan Committee meeting June 23 and June 29. CHIP report to be completed shortly after.
- 2026 – 2028 Strategic plan framework in use; 39 Key Performance Outcomes with 144 Key Performance Indicators.
- Annual report available here <https://health.fishersin.gov/about-us/annual-reports/>

Core Services:

- Clinical Services: 288 clinical appointments in May; 107 appointments for vaccinations, 143 appointments for testing and screening, and 38 travel clinic appointments. 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. Demand for Wellness Screening services for glucose, cholesterol, and BMI still strong (10 appointments); Sports physicals receiving positive response from community (66 appointments). [Schedule an appointment](#) with us or visit Walk-In Wednesdays from 8:30-4:30 when many services are available without an appointment. Expanding clinic hours to be open 8:30-4:30 Monday, Wednesday, Friday, starting July 1. We are also open 2pm-7pm every Tuesday and Thursday, and some Saturdays.
- Health Education: 2025/2026 school education completed. Teen Public Health Academy, held in July, in high demand with 42 applicants for 20 spots. Three Mental Health, four Aging Well, one Healthy Living, and four Young Adult health education sessions in June. More information on scheduled education sessions [here](#).
- Environmental Health: Check the [Food Grade and Inspection Dashboard](#) for inspection reports. Mosquito, open water, and pool surveillance ongoing. Next Certified Pool Operator Course scheduled for September ([Schedule online](#)).
- Mental Health: [Stigma Free Fishers \(SFF\)](#) platform & [Community Resource List](#) remain active resources for community.
- Social Work: All emergency detentions referred to social worker. In-home fall prevention program ongoing. Two more *SteppingOn* courses scheduled for 2026 (4 in total).

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 June and July. More information [here](#).

Grants and Funding:

- School-based club grants to start in August for 2026/2027 school year. Two funded during 2025/2026 school year: Resiliency Club at Fishers Junior High School for yoga and \$500 to the HSE Pickle Ball club.
- FHD secured \$149,000 in grant funding to support 2026-2027 FDA standardization efforts, the Health Issues and Challenges social worker grant supporting social worker, and Mobile Integrated Health expansion. Submitted \$350,000 proposal as sub-grantee for Patient Safety Prize to expand MIH services for high complexity, frequent users of emergency medical services.
- All health department contracts are posted [here](#).
- Hiring for a Mental Health Support specialist. Application information available [here](#).
- Project Hope scholarships, supported by \$150,000 in FHD School Health Liaison funding, removed financial barriers and enabled 34 HSE students to receive mental health support across 398 sessions during the 2025–2026 school year.



Table 1. Select Metrics

Services Overview		
	May 2026	Jan-May 2026
Health Services		
Communicable Disease Investigations	20	134
Routine Vaccination Appointments	107	624
Testing & Screening Appointments	143	332
Travel Clinic Appointments	38	128
Fee Services		
Birth Certificates (copies)	168	792
Death Certificates (copies)	726	4,287
Food Inspections	115	397
Pool Inspections	8	8
Other Environmental Inspections	15	23
Health Education		
Community Members Reached	2,438	10,011
Number of Sessions	53	303
Public Health Social Work		
Unique Residents Supported	142	625
Encounters for Service	236	993
Referrals to Community Resources	149	785
Emergency Detentions Supported	14	50
Fall Prevention In-Home Assessments	6	32
Stigma Free Fishers Users	662	2,578



FISHERS HIGH SCHOOL'S FISHERS BLACK
LEADERS CLUB PRESENTS...

7TH ANNUAL JUNETEENTH JUBILEE

JUNE 19TH 5-8PM FREE

 Conner Prairie, 13400 Allisonville Rd

COMMUNITY • FOOD • DRINKS • ART • CLOTHING •
JEWELRY • LIVE PERFORMANCES • KIDS FUN ZONE
INCLUDING BOUNCY HOUSES AND FACE PAINTING
• GAMES • ENTERTAINMENT • GUIDED CONNER
PRAIRIE TOURS +MORE!

 CELEBRATING FREEDOM SINCE 1865



RESOLUTION NO. R072026

**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 20th day of July, 2026.

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

R072026

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 20th day of July 2026, at _____p.m.

ATTEST: _____
Ami Webb, Paralegal

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

July 20, 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
ACCOUNT					LINE DESCRIPTION					
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2026 07	2	07/21/2026	PW WQ	R072026	BUA WQ Cap pur	1 1				
1 60609014 42200					Sewer - PW Water Quality	Operating Supplies	4,122,103.44	-8,468.00	4,113,635.44	
6060.901.94.000.42200.						Purchase capital funding item	07/21/2026			
2 60609014 44200					Sewer - PW Water Quality	Infrastructure	1,323,388.89	8,468.00	1,331,856.89	
6060.901.94.000.44200.						Purchase capital funding item	07/21/2026			
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2026 07	29	07/21/2026	PW WQ	R072026	BUA WQ CapPrch	1 1				
1 60609014 42200					Sewer - PW Water Quality	Operating Supplies	4,122,103.44	-10,817.05	4,111,286.39	
6060.901.94.000.42200.						Purchase of capital item	07/21/2026			
2 60609014 44500					Sewer - PW Water Quality	Machinery and Equipment	971,528.91	10,817.05	982,345.96	
6060.901.94.000.44500.						Purchase of capital item	07/21/2026			
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2026 07	348	07/09/2026	PD	R072026	BUA PD FT CTLR	1 1				
1 10108011 42200					General Fund - Police Admin	Operating Supplies	36,100.00	-2,000.00	34,100.00	
1010.801.81.000.42200.						FT Payroll transfer	07/09/2026			
2 10108011 41113					General Fund - Police Admin	FT Salaries	15,426,003.00	2,000.00	15,428,003.00	
1010.801.81.000.41113.						FT Payroll transfer	07/09/2026			
** JOURNAL TOTAL								0.00		
YEAR-PER	JOURNAL	EFF-DATE	REF 1	REF 2	SRC JNL-DESC	ENTITY AMEND				
2026 07	463	07/21/2026	PW	R072026	BUA PW IOTB Cp	1 1				
1 10109012 43100					General Fund - PW Buildings	Professional Services	2,347,918.62	-11,044.00	2,336,874.62	
1010.901.92.000.43100.						transfer to use capital funds	07/21/2026			
2 10109012 44400					General Fund - PW Buildings	Improve't Other than Buildings	179,544.00	11,044.00	190,588.00	
1010.901.92.000.44400.						transfer to use capital funds	07/21/2026			
** JOURNAL TOTAL								0.00		

BUDGET AMENDMENT JOURNAL ENTRY PROOF

CLERK: valois1

YEAR	PER	JNL	SRC	ACCOUNT	EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT LINE	DESC	T	OB	DEBIT	CREDIT
2026	7	2													
BUA	60609014-42200				07/21/2026	WQ Cap pur PW WQ		R072026		Operating Supplies		5			8,468.00
										Purchase capital funding item					
BUA	60609014-44200				07/21/2026	WQ Cap pur PW WQ		R072026		Infrastructure		5		8,468.00	
										Purchase capital funding item					
										JOURNAL 2026/07/2		TOTAL		.00	.00
2026	7	29													
BUA	60609014-42200				07/21/2026	WQ CapPrch PW WQ		R072026		Operating Supplies		5			10,817.05
										Purchase of capital item					
BUA	60609014-44500				07/21/2026	WQ CapPrch PW WQ		R072026		Machinery and Equipment		5		10,817.05	
										Purchase of capital item					
										JOURNAL 2026/07/29		TOTAL		.00	.00
2026	7	348													
BUA	10108011-42200				07/09/2026	PD FT CTLR PD		R072026		Operating Supplies		5			2,000.00
										FT Payroll transfer					
BUA	10108011-41113				07/09/2026	PD FT CTLR PD		R072026		FT Salaries		5		2,000.00	
										FT Payroll transfer					
										JOURNAL 2026/07/348		TOTAL		.00	.00
2026	7	463													
BUA	10109012-43100				07/21/2026	PW IOTB Cp PW		R072026		Professional Services		5			11,044.00
										transfer to use capital funds					
BUA	10109012-44400				07/21/2026	PW IOTB Cp PW		R072026		Improve't other than Buildings		5		11,044.00	
										transfer to use capital funds					
										JOURNAL 2026/07/463		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	July 20, 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	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☒ Consent	☐ Ordinance	☒ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #:		Resolution #: R072026	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☒ Assistant/Deputy Department Head	☒ Controller's Office
	☒ Department Head	☒ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☒ Other: Corresponding Department Heads
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	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”. 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. 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. 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.	
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	

RESOLUTION NO.: R072026A

CONFIRMATORY RESOLUTION DESIGNATING CERTAIN PROPERTY (9786 MASTERS ROAD) AS AN ECONOMIC REVITALIZATION AREA

WHEREAS, the City of Fishers, Hamilton County, Indiana (the “City”) Common Council (“Council”) at its regularly scheduled and duly noticed May 18, 2026 meeting, approved Resolution No. R051826C - A Request to Approve a Declaratory Resolution for 9786 Masters Road (the “Declaratory Resolution”) for property identified by property identification no. 15-14-11-00-00-017.301 (the “Site”);

WHEREAS, the owner of the Site, Patch Metro Park Building 4 LLC (“Patch”) has advised the City that it desires to construct an approximately 22,000 sq. ft. office building on property generally known as 9786 Masters Road and depicted on **Exhibit A** (the “Site”) and locate its new permanent headquarters and operational hub for development on the Site, if the City will satisfy certain obligations including authorizing a five (5)-year real property tax abatement for the Site in the amount of 75% of real property taxes on the office building and Site (the “Abatement”);

WHEREAS, the Declaratory Resolution also authorized a five (5)-year real property tax abatement for the Site in the amount of 75% of real property taxes on the office building and Site (the “Abatement”);

WHEREAS, Patch completed and submitted its SB-1 for the Abatement with the Declaratory Resolution; to the City and is attached hereto as **Exhibit B**;

WHEREAS, pursuant to Ind. Code § 6-1.1-12.1-2.5, the Site qualifies for an ERA designation; and

WHEREAS, the City caused the substance of the Declaratory Resolution to be filed in the Office of the Hamilton County, Indiana Assessor and published and provided notice of a hearing on the ERA designation pursuant to Ind. Code §§ 6-1.1-12.1 *et. seq.* and 5-3-1 *et. seq.*

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Fishers, Hamilton County, Indiana meeting in regular session as follows:

Section 1. The Site is found to be an area within the Council’s jurisdiction that meets the statutory criteria of an ERA and is hereby declared an ERA.

Section 2. After review of information provided by Patch, including without limitation, the scope of Patch’s planned project, the Council has determined the following:

- (a) The estimate of the value of the redevelopment of the Site is reasonable for projects of that nature;

- (b) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the project;
- (c) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the project;
- (d) There are additional benefits that can be reasonably expected to result from project;
and
- (e) The totality of benefits is sufficient to justify the deduction.

Section 3. After a duly noticed public hearing on this Confirmatory Resolution, the Council hereby confirms the Declaratory Resolution and approves this Confirmatory Resolution.

Section 4. The Council hereby additionally authorizes the Abatement.

Section 5. The City shall cause this Resolution to be filed in the Offices of the Hamilton County Auditor and Assessor.

**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 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

Exhibit A
Site

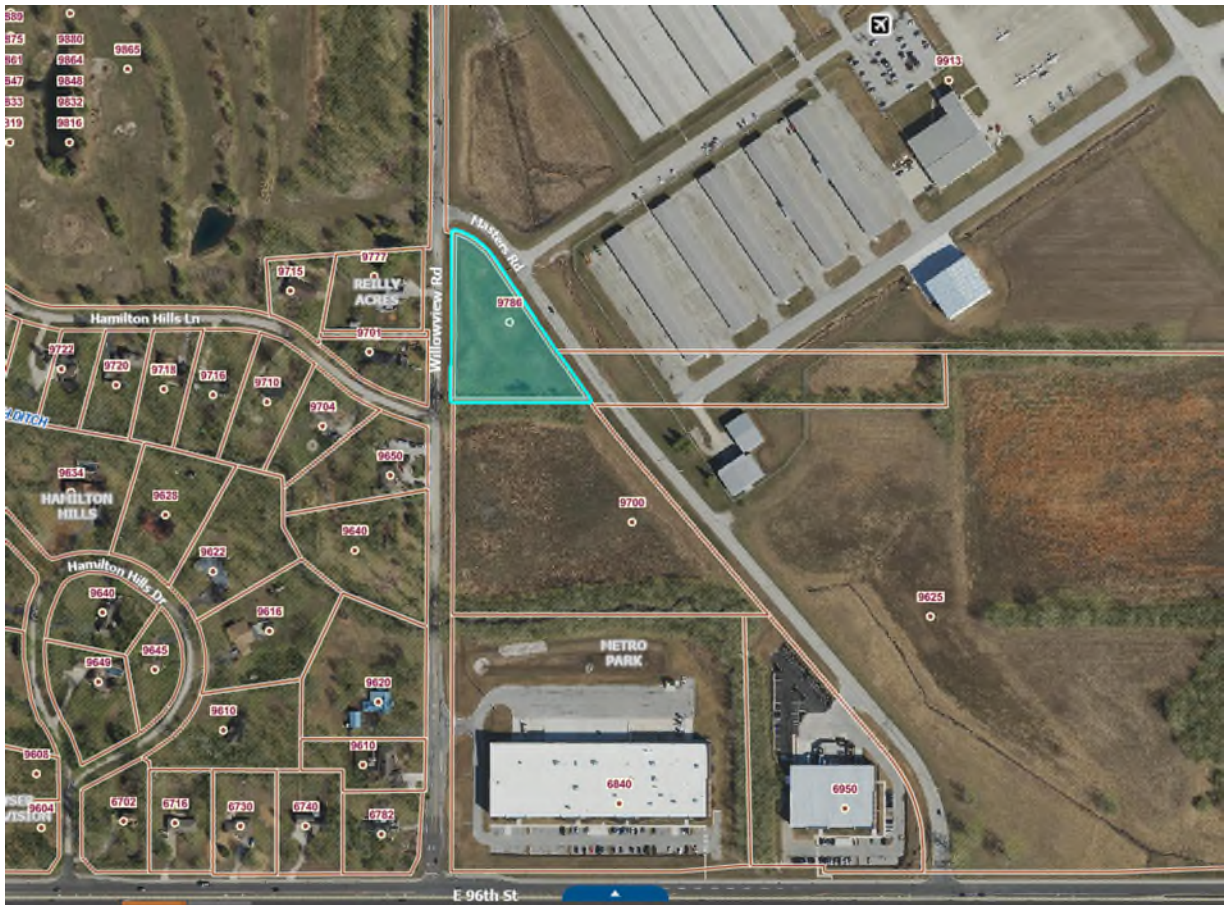


Exhibit B

Statement of Benefits



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51757 (RS / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form 322/RE that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form 322/RE that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20 <u> </u> PAY 20 <u> </u>
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Patch Metro Park Building 4 LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 6950 E 96th St, Suite 200, Fishers, IN 46038					
Name of contact person Andrew Greenwood		Telephone number (317) 412-4298		E-mail address andrew@patch-development.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body City of Fishers					
Location of property 9786 Masters Rd, Fishers, IN 46038		County Hamilton		Resolution number 006	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Develop the 1.72 acre Lot at the corner of Masters Road and Willowview Road into a 22,000 SF flex office headquarter building				Estimated start date (month, day, year) 4/20/2026	
				Estimated completion date (month, day, year) 1/01/2027	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 13.00	Salaries \$70.00	Number retained 13.00	Salaries \$70.00	Number additional 5.00	Salaries \$70.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
COST			ASSESSED VALUE		
Current values			\$21,100.00		
Plus estimated values of proposed project			7,000,000.00		
Less values of any property being replaced			0.00		
Net estimated values upon completion of project			7,000,000.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits _____					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 5/7/2026	
Printed name of authorized representative ANDREW GREENWOOD				Title EXECUTIVE VP General Counsel	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1-1-12-1, provided for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date the designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
 1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed area ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify): _____
- E. Number of years allowed:

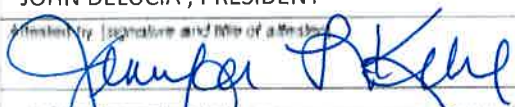
Year 1	Year 2	Year 3	Year 4	Year 5 (if less below)
Year 6	Year 7	Year 8	Year 9	Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1-1-12-1-17?

☐ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expenditures are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body): 	Telephone number: (317) 595-3111	Date signed (month, day, year):
Printed name of authorized member of designating body: JOHN DELUCIA, PRESIDENT	Name of designating body: CITY OF FISHERS	
Witnessed by (signature and title of officer): 	Printed name of officer: JENNIFER L. KEHL, CITY CLERK	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1-1-12-1-17.

- A. For residentially distressed areas where the Form 586-1/Real Property was approved prior to July 1, 2013, the deduction schedule had in IC 6-1-1-12-1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form 586-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1-1-12-1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form 586-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form 586-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1-1-12-1-17 below.)

IC 6-1-1-12-1-17

Abatement schedule

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property;
- (2) The number of new full-time equivalent jobs created;
- (3) The average wage of the new employees compared to the state minimum wage;
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

R051826C



Council Action Form

MEETING DATE	July 20, 2026			
TITLE	Confirmatory Resolution Designating Certain Property (9786 Masters Road) As An Economic Revitalization Area And Authorizing Abatement			
SUBMITTED BY	Name & Title: Reid Pittard, Assistant Director of Economic Development Department: Community & Economic Development			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☐ Ordinance	☒ Resolution	☒ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☒ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☒ Final Reading
	Ordinance #:		Resolution #: R072026A	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office Document must be recorded in the Auditor & Assessor's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office	
	☒ Department Head	☐ Finance Committee	
	☐ Deputy Mayor	☐ Technical Advisory Committee	
	☐ Mayor	☐ Other:	
	☐ Legal Counsel – Name of Reviewer: Jennifer C. Messer		
BACKGROUND (Includes description, background, and justification)	Founded in 2019, Patch Development, a Fishers-based, Indiana commercial real estate development firm that specializes in land development, built-to-suit projects, site selection and consulting, is the sister company of Patch Metro Park Building 4 LLC ("Patch"). The company plans to construct a 22,000 sq. ft. office building on the property generally known as 9786 Masters Road. At its May 18, 2026 meeting, Council approved Resolution No. 051826B – a request to approve a Declaratory Resolution to approve 9786 Masters Road as an economic revitalization area and to authorize a real property tax abatement. The resolution authorized a five (5) year real property tax abatement for the Site in the amount of 75% of real property taxes. The City caused the substance of the Declaratory Resolution to be filed in the Office of the Hamilton County, Indiana Assessor and published and provided notice of a hearing on the ERA designation pursuant to Ind. Code §§ 6-1.1-12.1 et. seq. and 5-3-1 et. seq. Following the duly noticed public hearing, the Council is authorized to confirm the Declaratory Resolution and approve the subject Confirmatory Resolution.		
	BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	None
		Expenditure \$:	None
		Source of Funds:	N/A
	Additional Appropriation #:		
	Narrative:		
OPTIONS (Include Deny Approval Option)	1.	Approve the Resolution	
	2.	Reject the Resolution	
	3.		
	4.		
PROJECT TIMELINE			
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Approve the Resolution		
SUPPLEMENTAL INFORMATION			

(List all attached documents)	
-------------------------------	--

ORDINANCE NO. 072026A

**AN ORDINANCE OF THE CITY OF FISHERS, INDIANA
AMENDING CHAPTER 72, STOPPING, STANDING AND PARKING, AND CHAPTER 75
PARKING SCHEDULES, OF THE CITY OF FISHERS CODE OF ORDINANCES**

WHEREAS, pursuant to Indiana Code §9-21-1-3, the City of Fishers (“City”) has authority to regulate the standing or parking of vehicles on roads under its authority within the municipal boundaries of the City; and

WHEREAS, Indiana Code §36-9-11-3 authorizes the City to regulate parking facilities, as defined by Indiana Code §36-9-1-3, and includes parking garages that are owned or leased by the City and are used for off-street parking of vehicles; and

WHEREAS, for the public’s health and safety, the City now desires to amend the Code of Ordinances to include enforcement of certain parking limitations within City-owned or leased parking garages.

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

Section 1. Section 72.23 of the Fishers Code of Ordinances is hereby repealed and replaced as follows:

§ 72.23 PARKING TIME LIMITED ON CERTAIN STREETS AND PARKING FACILITIES.

- (A) When signs are erected giving notice thereof, no person shall park a vehicle in, or on, a city street or a city-owned parking facility for longer than the time limits specified in Chapter 75, Schedule II, as from time to time amended by duly adopted resolution of the Board of Public Works and Safety. Parking a vehicle on a street or parking facility longer than the time specified in Chapter 75, Schedule II, and as shown on the erected sign, shall constitute a violation of this section. The owner of the vehicle is responsible for any violations of this section.
- (B) When signs are erected giving notice thereof, no person shall park a vehicle in a reserved space in or on a city street or city-owned parking facility designated in Chapter 75, Schedule II, as may be amended by the Board of Public Works and Safety, unless the vehicle is authorized to park in the reserved parking space. Permission or authorization to park in the reserved parking space must be shown by a valid parking pass corresponding to the reserved parking space. The parking pass must be displayed in plain view on the windshield or rearview mirror of the vehicle. Parking a vehicle in a reserved parking space without permission or authorization shall constitute a

violation of this section. The owner of the vehicle is responsible for violations of this section.

Section 2. Chapter 75, Schedule I shall be amended, with only the following language being repealed and replaced:

SCHEDULE I. PROHIBITED PARKING

In accordance with §72.22, and when signs are erected giving notice thereof, no vehicle shall be parked upon any of the following described streets:

Section 3. The Streets, Descriptions, Sides, Resolution/Ordinance No. and Passage Dates listed in Schedule I Prohibited Parking are not amended by this Ordinance and shall remain.

Section 4. All other provisions of the City's ordinances or policies not in conflict with or specifically changed by this amendment shall remain in full force and effect.

Section 5. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council of the City of Fishers, Indiana on this _____ day of _____, 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		
	Brad DeReamer, Member		
	Cecilia Coble, 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 _____ 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 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



Council Action Form

MEETING DATE	July 20, 2026			
TITLE	Request to Amend Chapter 72 (Standing, Stopping and Parking) and Chapter 75 (Parking Schedules) of the Fishers Code of Ordinances			
SUBMITTED BY	Name & Title: Lindsey Bennett, Corporation Counsel			
	Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 072626A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	X Seeking award or other scenario & will provide contract at a later date		☐ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☐ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
BACKGROUND (Includes description, background, and justification)	This ordinance amends §72.23 to allow enforcement of parking restrictions in the city-owned garages, as well as amends a scrivener's error in Chapter 75, Schedule I.	
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)	Staff recommends approving the recommendations.	
SUPPLEMENTAL INFORMATION (List all attached documents)		

ORDINANCE NO. 072026B

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA AMENDING CHAPTER 91 (ANIMALS) OF THE
CITY OF FISHERS CODE OF ORDINANCES**

WHEREAS, Chapter 91 of the Code of Ordinances of the City of Fishers regulates animals within the City of Fishers (“Fishers”);

WHEREAS, Fishers, by and through its police department, desires to amend Chapter 91 to implement best practices regarding the conditions in which animals can safely remain outdoors;

WHEREAS, there was a printing error, and the section numbers from the passed ordinance do not match the section numbers posted to American Legal; and

WHEREAS, the Common Council for the City of Fishers (“City Council”) now desires to amend Chapter 91 as further provided in Exhibit A, which is attached hereto and incorporated herein (the “Amendment”).

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

- Section 1.** The Council hereby approves the repeal and replacement of Chapter 91 (Animals) of the Fishers Code of Ordinance as set out in the attached Exhibit A, incorporated herein.
- Section 2.** All other provisions of the City’s ordinances not in conflict with or specifically changed by the Amendment shall remain in full force and effect.
- Section 3.** This Ordinance shall be of full force and effect from and upon its adoption and in accordance with Indiana law.

SO ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana meeting in regular session this 20th day of July, 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

- 91.01 Adoption of state law
- 91.02 Definitions
- 91.03 Duties and responsibilities
- 91.04 Permanent identification of dogs and cats required
- 91.05 Restraint of animals and animals at large
- 91.06 Public nuisance animals and feral cats
- 91.07 Dangerous animals declaration
- 91.08 Animal bites and quarantine
- 91.09 Commercial animal establishments
- 91.10 Disposition of dead animals
- 91.11 Cruelty; neglect; abandonment
- 91.12 Vaccination of dogs, cats and ferrets
- 91.13 Report of vehicular collision with animal
- 91.14 Interfering with Animal Control Officer
- 91.15 Injured animals; action required
- 91.16 Animal waste
- 91.17 Lost or stray animals
- 91.18 Animals in vehicles
- 91.19 Animal sacrifice
- 91.20 Sterilization of dogs and cats required
- 91.21 Additional restrictions on owners of dangerous or nuisance animals
- 91.22 Service animals in public buildings
- 91.23 Jurisdiction
- 91.24 Enforcement procedures
- 91.25 Authority to destroy animals declared dangerous animals under §91.07

- 91.99 Penalty

§ 91.01 ADOPTION OF STATE LAW.

(A) All laws of the state which pertain to the regulation and control of animals, including but not limited to their ownership, licensing, harboring, abandonment, running at large, rabies control and quarantine, pursuit, capture, confinement, the prevention and control of diseases of domestic animals, and the active rules and regulations of the State Board of Health and unlawful acts relating thereto which are not inconsistent with this title are made a part of this chapter by reference.

(B) The sections of this chapter are not to replace state laws but are to be considered supplementary and in addition to the laws of the state and are to be fully enforced where not inconsistent with those laws. Any violation of the state statute, which is an infraction by state law, is a violation under the state statute.

§ 91.02 DEFINITIONS.

For purposes of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ABANDONED. To desert an animal or to leave the animal without making provision for adequate long-term care of the animal or to leave in a place without the expressed permission of

the property owner, custodian or tenant of the property. The term does not include leaving an animal in a place that is temporarily vacated for the protection of human life during a disaster.

ACCLIMATED. The point at which an animal has adapted to a new temperature, climate, or environment. Factors such as body size and shape, hair coat, body condition, and the animal's overall health greatly influence the time required for an animal to acclimate to these high or low temperatures.

ADULT DOG/CAT. Any dog or cat that is three months of age or older for the purposes of rabies vaccinations/tags.

ANIMAL. Every living non-human vertebrate creature.

ANIMAL CONTROL OFFICER. Any person who is authorized to implement and enforce city animal care and control ordinances as defined in state statutes.

ANIMAL CRUELTY. An intentional or malicious act(s) whereby unnecessary or unjustifiable pain, suffering or death is caused.

ANIMAL HOARDING.

- (1) Collecting animals and failing to provide them with adequate shelter and care;
- (2) Collecting dead animals that are not properly disposed of; and/or
- (3) Collecting, housing or harboring animals in filthy, insanitary conditions that constitute a health hazard to the animals being kept, to the individual(s) residing at the property, or to the animals or residents of an adjacent property.

ANIMAL NEGLECT. The same definition as found in IC 35-46-3.5(4).

AUCTION. A commercial animal establishment where animals are regularly bought, sold, traded, etc., through a bidding process; i.e., a flea market.

AUTHORIZED VETERINARIAN. Any person licensed or permitted to practice veterinary medicine under the laws of the state, and having had no previous judgements related to their practice of veterinary medicine.

BAIT. Using an animal as a lure to provoke an attack upon that animal for the purpose of dog fighting or to cause the intentional harm or death of that animal.

BREEDERS.

(1) **APPROVED BREEDERS.**

(a) **HOBBY BREEDERS.** Persons who focus their efforts on the health and betterment of the breed and operate with less than 20 unaltered female dogs that are at least 12 months of age. Approved Breeders shall follow the AKC's Guidelines for Responsible Breeding including but not limited to:

- 1. Provide adequate care, shelter, space, and veterinary care to all breeding dogs and puppies as defined in this chapter;

2. Screen buyers to ensure they can afford appropriate care and provide puppies a safe home;
3. Require a purchase contract informing city residents of the mandatory spay and neuter ordinance and free breeder's permit option;
4. Require the return to breeder policy should the purchaser be unable to keep the puppy for any reason; and
5. Obtain a Breeder's Permit from the Police Department Animal Control Officer.

(2) **BACKYARD BREEDERS.**

- (a) Individuals who allow for the careless home breeding of more than one female dog at a time;
- (b) Individuals with less than 20 unaltered female dogs that are at least 12 months of age, that do not adhere to good breeding and sale practices or do not provide dogs and/or puppies adequate care as defined in this chapter;
- (c) Individuals who sell un-weaned (under eight weeks old) and/or diseased puppies;
- (d) Individuals who breed more than one female dog, for commercial reasons, that have not obtained a Breeder's Permit from the Police Department Animal Control Officer.
- (e) This definition does not apply to humane societies, rescue groups, or foster homes.

CARE (adequate and humane). Providing an animal with the following:

- (1) Adequate food and water;
- (2) Adequate shelter;
- (3) Adequate space; and
- (4) Adequate veterinary care, as defined in this chapter, necessary to maintain the health of the animal with regard to its specific age, size, species and breed.

CIRCUS. A commercial animal establishment variety show featuring animals as public entertainment.

CITY. The incorporated and unincorporated areas of the City of Fishers.

COLONY. A group of one or more feral cats.

COLONY CARETAKER. An authorized person who provides food, water and shelter for feral cats in a registered colony.

COMMERCIAL ANIMAL ESTABLISHMENT. Any pet shop, auction, flea market, riding school or stable, pet grooming shop, zoological park, circus, kennel, veterinary hospital, or puppy mill as defined in this chapter.

COMPETENT PERSON. As referenced herein means a person:

- (1) of sufficient age, maturity, and mental and physical capacity who can safely control, restrain, and care for an animal;
- (2) possessing the ability and proficiency to identify when an animal is in danger and/or exhibiting signs of suffering or distress; and
- (3) possessing the ability to adequately intervene.

DIRECT CONTROL. Immediate and continuous physical control of an animal (excluding herding dogs; dogs in the process of hunting; police dogs; dogs participating in a registered field trial, obedience trial, and confirmation show and/or match) at all time such as by means of a fence, leash, cord or chain of sufficient strength to restrain the animal.

DOMESTIC ANIMAL. A dog, cat, or any other animal such as a rabbit, guinea pig, lizard, iguana, hamster, ferret, mouse, snake (non-venomous), spider, bird, or gerbil, which may normally be held, sold, or maintained as a pet. The City Council reserves the right to amend this definition by adding or deleting animals as from time to time determine to be an animal which has been domesticated.

EXOTIC ANIMAL. A wild animal that is non-native to the State of Indiana.

FERAL CAT. Any cat that has no apparent owner or identification and is wild, untamed, unsocialized, unmanageable and unable to be approached or handled.

FOOD (adequate). Providing the appropriate quantity of non-contaminated and nutritionally adequate food, fed according to age, size, species and breed requirements, which is sufficient to prevent starvation, malnutrition or risk to the animal's health. Garbage or spoiled/rancid food is not considered adequate food.

GARBAGE. Includes, but is not limited to, animal or vegetable refuse, by-product of a restaurant, kitchen or meat-/poultry-processing establishment, spoiled/rancid food and refuse accumulation of animal, fruit or vegetable matter, liquid or otherwise that is normally discarded.

GROOMING ESTABLISHMENT. Any place of business, stationary or mobile, which accepts private pets for bathing, clipping, dipping, pedicuring or other related services, but not to include breeding, dentistry or overnight boarding.

GUARD DOG/WATCH DOG. Any dog trained by a recognized training facility, as defined in this chapter, for the purpose of protecting individuals from assault and/or preventing property loss or damage.

GUIDE DOG. A properly trained dog certified by a licensed training facility that has an expertise in training dogs for physically impaired persons and that is being used by a person to assist in that physical impairment.

HARBORER/CAREGIVER. Any person who performs acts of providing care, shelter, protection, restraint, refuge, food or nourishment in such a manner as to control an animal's activities.

HUMANE SOCIETY. An incorporated organization that has a nonprofit status with the Internal Revenue Service for which the central purpose is to provide for the protection of animals.

HUMANE TRAP. Any device used for capturing an animal without inflicting injury, pain or suffering and which provides adequate ventilation for the trapped animal.

IMPOUNDMENT. The act of taking physical possession and control of an animal by an Animal Control Officer or other officer empowered to act by law and transporting it to an animal control facility or humane society.

IMMINENT DANGER. An immediate threat of harm.

INHUMANE TRAP. Any device used for capturing an animal that may inflict injury or pain; including but not limited to snares, leg traps or similar devices.

LIVESTOCK. Includes horses, cows, goats, pigs or any other four-legged animal, excluding dogs and cats, used for pleasure or profit. Fowl are expressly included within this definition.

MANAGED COLONY. A colony of feral cats that are registered with the Humane Society, or designee and is maintained by a colony caretaker using trap, neuter, return methodology.

MONITORED. The animal is controlled by means of a leash or other device held by a competent person, or is sufficiently near the owner or handler as to be under his or her direct control as defined in the chapter, and is obedient to that person's command; is on or within a vehicle being driven or parked; or is confined to the owner or handler's property and within visual range of a competent person.

OWNER. Any person who owns, harbors, keeps, feeds, maintains, has lawful possession of, or knowingly causes or knowingly permits an animal to be harbored or kept or has an animal in his care or who permits an animal to remain on or about his premises for 30 consecutive days or more; provided, however, this shall not include a person hired or acting as custodian of the animal for its owner, and shall not include colony caretakers of registered colonies of feral cats.

PET SHOP. A commercial animal establishment engaging in the retail sale of animals.

POLICE OFFICER. Any law enforcement officer empowered to make arrests or cause to be issued summonses in the incorporated areas of the city.

PROPER ENCLOSURE. Securely confined indoors or in a securely enclosed and locked pen, fence or structure suitable to prevent the animal from escaping. Such pen, fence or structure shall be constructed to prevent the animal from going over, under or through. A proper enclosure does not include a porch, patio, or any part of a house, garage, or other structure that would allow the animal to exit of its own volition, or any house or structure in which windows are open or in which door or window screens are the only obstacles that prevent the animal from exiting.

PROVOKE. To cause an occurrence or make something happen resulting in an animal becoming angry or violent.

PUPPY. Any dog that is under the age of three months for the purposes of rabies vaccinations/tags.

PUPPY MILL. Any sized commercial animal establishment that breeds more than one female dog at a time and does not adhere to good breeding, care and sale practices. Different than a **BACKYARD BREEDER**, puppy mills are commercial operations that:

- (1) Sell puppies without screening of the purchaser;
- (2) Sell un-weaned (under eight weeks of age) or diseased puppies;
- (3) Isolate breeding dogs from human interaction in unhealthy, often deplorable, conditions;
- (4) House breeding dogs in crates, kennels, trailers, garages, barns, etc., without access to light or exercise;
- (5) Do not provide adequate shelter, food, water, space, or veterinary care as defined in this chapter.

RECOGNIZED TRAINING FACILITY. Any person holding a state kennel license and a business license for either of the purposes described in this definition.

RIDING SCHOOL or STABLE. A commercial pet establishment that has available for hire, boarding and/or riding instruction any horse, burro, donkey, pony or mule.

RUNNING AT LARGE. Any animal that leaves or strays from the land owned, rented or leased by the owner or possessor of the animal or that the animal is not under direct control as defined in this section.

SERVICE ANIMAL. Any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability or as otherwise defined by the Americans with Disabilities Act. A **COMFORT DOG** is not protected under the ADA.

SHELTER (adequate). Providing protective cover for a domestic animal appropriate for its species and offering adequate space to ensure the animal's safety and good health. Adequate shelter should:

- (1) Be structurally sound, maintained in good repair, and constructed with material that protects the animal from injury;
- (2) Allow the animal easy access in and out;
- (3) Have a weather resistant top, bottom, and sides;
- (4) Have an opening on no more than one side that allows the animal to remain dry and have a floor that is level, dry, and raised, if necessary, to prevent water/snow from entering the structure;
- (5) Have a solid roof sloped away from the entrance, be free from cracks, depressions, and rough areas that might be conducive to insects, parasites, and other pests;
- (6) Be of adequate size to allow the animal to stand erect with the animal's head up, turn around easily, and to sit and lie down in a comfortable and normal position;
- (7) When the temperature is 80 degrees or higher, or whenever appropriate for a particular dog's breed, age, body and health condition, offer adequate shade during daylight hours,

provided by trees, a tarp or other means, that prevents overheating or discomfort to the animal; and

(8) When the temperature is 40 degrees or lower, or whenever appropriate for a particular dog's breed, age, body and health condition, include sufficient, dry bedding material or other means of protection from the weather that will allow the animal to retain body heat when the weather is colder than what an animal of that breed and condition can comfortably tolerate.

SPACE (ADEQUATE). Any area in which an animal is confined should be suitable for the animal's species, size, age, and breed, allowing the animal to turn about freely, stand, sit, lie, and move comfortably and in a normal position. Sick and injured animals should be confined as directed by a veterinarian.

TUFTS ANIMAL CARE AND CONDITION SCALES (TACC). Developed for use by veterinarians, animal control officers, police, and cruelty investigators by Tufts Center for Animals and Public Policy for the purpose of assessing body condition, weather and environmental safety, and physical care in dogs.

UNSANITARY CONDITIONS. Animal housing or quarters, including exercise areas, that are contaminated by health hazards, irritants, items or conditions that endanger or pose a risk to an animal's health, including but not limited to:

- (1) Excessive animal waste, garbage and trash;
- (2) Standing water or mud;
- (3) Rancid/contaminated food or water;
- (4) Fumes, foul or noxious odor, air, hazardous chemicals or poisons;
- (5) Decaying material;
- (6) Uncontrolled parasite or rodent infestation; or
- (7) Areas that contain nails, screws, broken glass, broken boards, pits, poisons, sharp implements or other items that could cause injury, illness or death to an animal.

VENTILATION (adequate). Fresh air sufficient to provide for the health of an animal.

VETERINARY CARE (adequate). Care provided under the direction of a licensed veterinarian and includes medical care necessary to maintain an animal's health and prevent unnecessary suffering. Adequate care is based on age, species and breed, and the potential for a disease or condition to spread to other animals or humans, including but not limited to:

- (1) Ongoing infections;
- (2) Infestation of parasites;
- (3) Any disease; or
- (4) Any medical condition or injury where withholding or neglecting to provide such care would endanger the health or welfare of the animal.

VETERINARY HOSPITAL. A commercial animal establishment maintained and operated by a licensed veterinarian for surgery, disease diagnosis, treatment of disease and injuries of animals.

WATER (adequate). Water that is clean, fresh, potable water sufficient to prevent dehydration, properly sustain health, and prevent significant risk to the animal's health. Snow, ice, rancid or contaminated water are excluded from the definition of adequate water.

WILD ANIMAL. Animal that lives in the wild or is not domesticated (excluding feral cats). This chapter is not intended to regulate wild and or exotic animal. Regulation of wild and or exotic animals is governed through the State of Indiana, 312 IAC, Article 9, Fish and Wildlife.

ZOOLOGICAL PARK. A commercial animal establishment displaying or exhibiting, without the primary purpose of selling, one or more species of non-domesticated animals operated by a person or governmental agency.
(Ord. 092120C, passed 10-19-20)

§ 91.03 DUTIES AND RESPONSIBILITIES.

(A) Any owner of an animal, including livestock, kept in the city shall see that such animal has access to adequate food, water, and space as defined in this chapter, and that the following conditions; if applicable; are met:

(1) Animals are kept in a safe, clean, sanitary and healthy manner and are not confined so as to be forced to stand, sit or lie in its own excrement. The person responsible for the animal shall regularly, and as often as necessary, maintain all animal areas or areas of animal contact to prevent odor or health and sanitation problems.

(2) Dog and cat owners must ensure their pets have access to adequate shelter as defined in this chapter.

(3) Dog and cat owners must ensure their pets are current on all required vaccinations including rabies as well as distemper and parvovirus inoculations.

(4) Animals are protected against abuse, cruelty, neglect, or any other mistreatment.

(5) Animals receive adequate veterinary care as defined in this chapter, and if diseased or exhibiting symptoms of disease, receives proper medical care and is segregated from other animals so as to prevent transmittal of the disease.

(6) Animals are maintained in compliance with all applicable federal, state and local laws and all regulations respecting animal care and control as are adopted by the city.

(7) Every owner of every animal kept in the city shall see that such animal shall have proper and adequate food that is nutritionally appropriate for the species in adequate amounts to maintain good health, fresh potable drinking water, shelter and ventilation, including quarters that are protected from excessive heat and cold and are of sufficient size to permit the animal to exercise and move about freely.

(8) Shall not be tethered by use of a choke collar.

(B) In addition to the general requirements of the duties and responsibilities of animal owners in this section, every owner or keeper of an animal kept in the city (excluding livestock) shall see that:

(1) Animals kept outdoors have access to adequate shelter, food, water, and space, as defined in this chapter, in all weather conditions.

(2) In accordance to the Tufts Animal Care and Condition Scales, when the temperature is:

(a) 40 degrees or lower, or whenever appropriate for a particular dog's breed, age, body and health condition, include sufficient, dry bedding material or other means of protection from

the weather that will allow the animal to retain body heat when the weather is colder than what an animal of that breed and condition can comfortably tolerate; and

(b) 80 degrees or higher, or whenever appropriate for a particular dog's breed, age, body and health condition, offer adequate shade during daylight hours, provided by trees, a tarp or other means, that prevents overheating or discomfort to the animal.

(3) In extreme weather conditions and temperatures, including a heat advisory, wind chill warning, or tornado warning that has been issued by local, state, or national authority, animals must be monitored by a competent person and have access to adequate shelter, food, water, and space, including adequate bedding and/or shade as described in this section, or, continued and uninterrupted access to a climate controlled facility.

(4) Cases will be investigated by law enforcement on an individual basis using the Tufts Animal Care and Condition Scales to determine the proper resources and care necessary to ensure each animal's safety and well-being based on its breed, age, body and health condition, and acclimation to the environment and weather conditions.

(C) Nothing in this section shall prohibit or restrict the use of livestock guard dogs, livestock working dogs, or dogs that are engaged in lawful hunting activities, if the dogs are accompanied and monitored by the owner or custodian of the dogs.

(D) Nothing in this section shall restrict an owner/keeper from allowing an animal to be outside for reasonable amounts of time during extreme temperatures to relieve itself and exercise if the animal is being monitored by a competent person.

§ 91.04 PERMANENT IDENTIFICATION OF DOGS AND CATS REQUIRED.

(A) A person who owns a dog or cat in the city shall ensure that each dog or cat owned by that person bears a permanent means of identification at all times, such that the owner of a lost or stolen dog or cat can be ascertained quickly and easily.

(B) The means of identification required by this section shall be in addition to any tags required to be worn by animals by state law or other provision of this code, and shall be either by means of:

(1) A microchip implanted in the dog or cat or animal which bears a registered identification number, and which can be read by a standard microchip scanner; or

(2) A permanent tag attached to a durable collar worn at all times by the dog or cat and bearing the owner's current name and telephone number.

(3) Each veterinarian or other person in the county who implants microchips as contemplated in this section shall give to any requesting law enforcement officer or animal care and control division the names, addresses, and phone numbers of the owners of any animal, and the corresponding microchip identification numbers without court order.

(C) It shall be unlawful for a person to own a dog or cat three months of age or older which is kept in the city, and which does not bear a permanent means of identification as provided in this section.

(D) Prior to the return to its owner of an impounded dog or cat which at the time of impoundment did not bear a permanent means of identification as required in this Code, the Humane Society shall cause a microchip with a registered identification number to be implanted in the animal with the cost to be paid by the animal owner.

(E) A person violating this section may be fined per § 91.99.

§ 91.05 RESTRAINT OF ANIMALS AND ANIMALS AT LARGE.

(A) It shall be unlawful for any owner or possessor of any animal to allow such animal to run at large, whether wearing a collar and tag or not, within the incorporated or unincorporated areas of the city. Any and all such animals found running at large, whether wearing a collar and tag or not, shall be immediately impounded by officers of the Animal Control Unit or any police officer. The officers may pursue the animal onto private property to effect capture of such animal.

(B) It shall be the duty of every owner or custodian of any animal to exercise reasonable care and take all necessary steps and precautions to protect other people, property, and animals from injuries or damage which might result from the animal's behavior. If the owner or custodian of any animal is a minor, the parent or guardian of such minor shall be jointly responsible for the minor's violation of this chapter.

(C) It shall be the duty of every owner or custodian of any animal to ensure that the animal is kept under restraint and that reasonable care and precautions are taken to prevent the animal from leaving the real property limits of its owner, possessor, or custodian, and ensure that it is:

(1) Securely and humanely enclosed within a house, building, fence, pen or other enclosure out of which it cannot climb, dig, jump, or otherwise escape on its own volition; and that such enclosure is securely locked at any time the animal is left unattended;

(2) Securely and humanely restrained by chain, cable or trolley, or other tether of sufficient strength to prevent escape;

(3) On a leash and under the direct control of a competent person while on public property or property open to the public; or off a leash and obedient to that person's command and that person is present with the animal any time it is not restrained as provided for in divisions (C)(1) or (2) above while on the owner's property or areas designated as dog parks.

(D) The owners or keeper of any female dog or cat in heat kept in the city shall confine the animal within a secure enclosure and in such a manner as to prevent it from becoming a nuisance and in such a manner so as to prevent conception except during planned breeding; or tether any unsterilized dog for any period of time unless the dog is in visual range of a competent person who is outside with the dog and done so in accordance with § 91.05.

(E) The chaining of dogs is discouraged, but if it is done, the following is required:

(1) The animal must have shelter from the weather, yet free from becoming entangled with the tether. The animal must have access to the shelter for the duration it is tethered. Adequate shelter must be kept and maintained in accordance with the definition provided in this chapter.

(2) The tether must be at least 12 feet in length with operational swivels on both ends. If the dog is attached to a trolley system, the running line must be at least 12 feet in length and the tether length must be greater than the height of the running line.

(3) The animal shall not be tethered by use of a choke collar nor by any rope, chain or cord directly attached to the animal's neck. The tether must be not of a weight heavy enough to cause physical damage to the animal's neck or body.

(4) The tether must be attached in a manner so that it cannot wrap around vertical items such as a barrel, pole or tree. It must be able to move freely in all directions.

(5) It shall be unlawful for any animal to be permanently tethered between the hours of 11:00 p.m. and 6:00 a.m.; or to tether or confine an animal at a vacant structure or premises for any purpose or time when it is not monitored by a competent person who is present at the property for the duration of such tethering or confinement.

(F) The owner or custodian of any guard dog or watchdog must confine such dog within a perimeter fence and meet the following conditions:

(1) The fence shall be sufficient to prevent the dog's escape, with all points of ingress and egress securely locked at all times.

(2) A Beware of Dog sign shall be conspicuously displayed on each exterior side of the enclosure for each 50 feet of enclosure, with a minimum of two, as well as a sign on each ingress or egress point to the enclosure. Signs shall be a minimum of 10 inches high and 14 inches long.

(G) Exceptions to this section include:

(1) Animal is involved in a scheduled dog show or obedience demonstration or trial, or is legally involved in hunting or retrieving game animals; or

(2) Animal is a certified service animal providing assistance to its handler; or

(3) Animal is a public safety K-9 unit working in an official capacity.

(H) Restraint and enclosure of animals declared dangerous animals under §91.07 required. The owner of an animal declared dangerous animals under §91.07 shall take additional precautions by restraining the dangerous animal, as required herein, immediately upon being notified that said animal has been declared dangerous under §91.07 by an Animal Control Officer, regardless of the owner's intent to request a hearing or file any appeal. An animal declared to be a dangerous animal under §91.07 shall be restrained as follows:

(1) While on the owner's property, an animal declared a dangerous animal under §91.07 shall be securely confined indoors or outside in a proper enclosure, as defined in § 91.02, with all points of ingress and egress securely locked at all times.

(2) When the animal declared a dangerous animal under §91.07 is outside of its proper enclosure but on the owner's property, it must be attended by the owner and restrained by a secure collar and leash of sufficient strength to prevent escape. The leash shall be no longer than ten feet, and the animal declared a dangerous animal under §91.07 must be kept at least 15 feet within the perimeter boundaries of the property unless the perimeter boundary is securely fenced. An animal declared a dangerous animal under §91.07 shall be muzzled while outside of its enclosure. Upon impounding an animal declared a dangerous animal under §91.07 for any reason, the animal control officer may, for reasons of public safety, retain the dangerous animal at the impoundment facility until disposition by the appropriate court.

(3) No animal declared a dangerous animal under §91.07 shall be chained, tethered, or otherwise tied to any inanimate object such as a tree, post or building, outside of its own proper enclosure as provided for in this chapter.

(4) The owner shall post the premises with a clearly visible warning sign that displays a brightly-colored and clearly visible warning symbol that informs children of the presence of an animal declared a dangerous animal under §91.07.

(5) While restrained on the owner's property, an animal declared a dangerous animal under §91.07 shall be provided with the same care as provided by in § 91.07.

§ 91.06 PUBLIC NUISANCE ANIMALS AND FERAL CATS.

(A) A public nuisance animal shall mean and include any animal that:

(1) Is repeatedly found at large;

(2) Damages the property of anyone other than the owner;

(3) Is declared a dangerous animal under §91.07;

(4) Attacks without provocation;

(5) Excessively makes disturbing noises, including but not limited to, continued and repeated howling, barking, whining, or other utterances causing unreasonable disturbance or discomfort to neighbors or others in close proximity to the premises where the animal is kept;

(6) Creates unsanitary conditions or offensive and objectionable odors in enclosures or surroundings and thereby creates unreasonable disturbance or discomfort to neighbors or others in close proximity to the premises where the animal is kept; or

(7) Is not being kept in conformity with city zoning ordinances.

(B) Any such public nuisance animal may be impounded and/or the owner charged for a violation of this chapter. The city's zoning requirements are found in Title XV of this Code of Ordinances.

(C) *Feral cats.*

(1) The city may establish a fund, provide services, or an approved assistance program to offset the costs of trapping, neutering, and vaccinating captured feral cats that can be returned to an appropriate, controlled, protected and registered colony site. Caregivers for such colonies, whether one or several animals, may be aided by the city or county or the approved assistance program in providing traps for the capture of the cat, transportation to a spay/neuter facility and offsetting costs, to the extent that funding is available.

(2) Each feral cat colony will be registered by the caregivers with Low Cost Spay Neuter Clinic, Inc. which will maintain current and historical information on caregivers, education for new caregivers, and assistance for persons found in violation of this chapter.

(3) Approved assistance programs for feral cat colonies within the county will exist only with the approval of the home owner or neighborhood association, if applicable, in which the colonies are to exist.

(4) It shall be unlawful for a person to provide food, water or shelter to a colony of feral cats, unless:

(a) The colony is an approved managed colony, registered with Low Cost Spay Neuter Clinic, Inc.;

(b) The food, water or shelter is provided in conjunction with the implementation of trap, neuter, and return methodology as set forth below; and

(c) The caregiver is using ear tipping on feral cats in order to be identified as a spayed or neutered and a vaccinated member of a managed colony.

(5) An approved feral cat colony caretaker, in order to obtain control of the feral cat population in the county shall:

(a) Humanely trap and sterilize (spay/neuter) and left ear-tip all cats that can be captured by an authorized veterinarian.

(b) Vaccinate, as required by law, all cats that can be captured:

1. Against rabies, preferably with a three-year vaccine; and

2. Any other infectious disease as mandated by law.

(c) Colony caretakers shall have a licensed veterinarian evaluate the health of all trapped feral cats. Seriously ill or injured cats with no reasonable prognosis for humane rehabilitation for survival outdoors will be humanely euthanized.

(d) Release all non-feral cats to animal control or humane society for adoption or placement in accordance with the law.

(e) Make every attempt to remove kittens from the colony by eight weeks of age for domestication, spay/neuter, and placement.

(f) Make every attempt to remove sick or injured cats from the colony for immediate veterinary care or humane euthanasia.

(6) Colony caretakers shall:

(1) Abide by the standard guidelines devised by this chapter, animal control or its designee, regarding the provisions of food, water, and shelter and veterinary care for the cats within the managed colony.

(2) Ensure responsibility and arrangements for feeding the cat colony regularly throughout the year, including weekends, holidays and vacations of the feral cat caregiver.

(3) Maintain proof of sterilization, vaccination, tattoo or implant and medical records from a licensed veterinarian at all times. These records must be provided to the Humane Society, Low Cost Spay Neuter Clinic Inc., or law enforcement upon request.

(7) Any law enforcement authority may impound feral cats in violation of this section. Any feral cats impounded by law enforcement authority that bears an appropriate eartipping indicating it belongs to a managed colony may, at the discretion of law enforcement be returned to its managed colony unless illness or injury present an imminent danger to public health or safety.

(8) Any person or caregiver determined to be in violation of division (C)(4), (5) or (6) shall be issued a written warning and be allowed a period of time to come into compliance or provide satisfactory evidence of working to achieve compliance. Failure to comply shall result in a violation of this chapter.

§ 91.07 DANGEROUS ANIMALS DECLARATION.

(A) It shall be unlawful for any person to cause, permit, or be responsible for the presence of any dangerous animal on the streets or public places of the city or allow the animal to run on the premises of another at any time. Upon impounding an animal declared to be a dangerous animal under this Section for any reason, the Animal Control Officer may, for reasons of public safety, retain the animal at the Hamilton County Humane Society until disposition by the appropriate court.

(B) The following additional precautions shall be taken by the owners, possessors, or custodians of animals deemed dangerous. In addition to the requirements in § 91.05, the owner of a dog deemed dangerous who maintains said dog out-of-doors shall provide a proper enclosure by fencing a portion of the property with a second perimeter or area fence. Within this perimeter or area fence, said animal must be humanely confined inside a pen or kennel of adequate size. The pen or kennel may not share common fencing with the area or perimeter fence. The kennel or pen must have secure sides and a secure top attached to all sides. The sides must either be buried two feet into the ground, sunken into a concrete pad, or securely attached to a wire bottom. The gate to the kennel shall be of the inward-opening type and shall be kept locked except when tending to the animal's needs such as cleaning the kennel or providing food and water.

(C) An Animal Control Officer has authority and may declare as dangerous any animal that is not part of a governmental organization or a trained guard dog in performance of its duties that:

- (1) Attacks, bites, or injures a human being, pet, companion animal, or livestock;
- (2) Has inflicted severe injury or multiple minor injuries on a human being;
- (3) Has killed or inflicted severe injury to a privately owned animal while the animal is off its owner's property;
- (4) Has been previously found to be dangerous, the owner having received notice of such and the animal again bites, attacks, or endangers the safety of humans or privately owned animals; or

(5) Has been declared dangerous by any other governmental jurisdiction for violations of state statutes or local ordinances that meet the standards set forth in this section.

(6) Except that animals shall not be declared dangerous if the threat, injury, or damage was sustained by someone committing a willful trespass or other tort upon the premises occupied by the owner of the animal; was or has been observed tormenting, abusing, or assaulting the animal; or was committing or attempting to commit a crime.

(D) Declaration of dangerous animal; notice, hearing and appeal.

(1) If an Animal Control Officer determines an animal should be declared dangerous, the Animal Control Officer shall prepare a notice, and serve it upon the owner of the animal by U.S. certified mail, personal service, or by posting notice at residence. The notice shall contain the following:

- (a) The name and address of the owner of the animal being declared dangerous;
- (b) The breed, color, sex, registration number and Microchip number (if known) of said animal;
- (c) The facts upon which the determination of dangerous animal is based;
- (d) That the animal shall immediately be restrained as required in § 91.05;
- (e) That the animal shall be registered within ten days of receiving the notice unless a hearing is requested as provided for in division (D)(2) of this section;
- (f) A statement explaining if additional violations occur, the animal may be declared a dangerous animal pursuant to this division (D), and required to be registered; and
- (g) A statement that the notice constitutes a final determination that the animal is dangerous, unless the owner requests a hearing within ten days, as provided in division (D)(2).

(2) In the event an owner receiving a notice requests a hearing, the owner must submit the request in writing to the City Court within ten days after notice is given. The written request shall be sent to the City of Fishers, Attn: Fishers City Court, 3 Municipal Drive, Fishers, Indiana 46038. The City Court shall hold a hearing within ten days of receiving the written request. The City Court shall notify the owner of the date, time and place of the hearing, as well as the right to present evidence as to why the dog should not be declared dangerous.

(3) The City Court Judge shall rule at the time of the hearing or notify, in writing, the owner of the dog animal of the Court's decision within ten days of the hearing.

(4) The Court's decision and or civil penalty may be appealed as provided under the laws of the State of Indiana.

(5) If the dangerous animal declaration is upheld, the owner has ten days from the notification date to comply with the registration requirements.

(6) Any animal who has been the subject of a prior judgement in which a court made a finding that the animal was dangerous, violent, or vicious will be considered an animal deemed dangerous for purposes of this section.

(7) A finding that an animal is not a dangerous animal shall not prevent the Animal Control Officer from seeking to have the animal declared dangerous as the result of any subsequent action by the animal.

(E) This section shall not apply to law enforcement dogs.

§ 91.08 ANIMAL BITES AND QUARANTINE.

(A) All animal bites shall be reported to the Police Department by the person bitten or the owner of the animal bitten, and by the owner of the animal which has bitten someone. The person owning any animal reported to have bitten any person or another animal shall keep such

animal quarantined not less than ten days. Any animal showing signs of illness must be taken to a veterinarian or the Humane Society of Hamilton County for quarantine and notification to the City Health Officer must be made by the custodian of the signs of illness.

(B) It is the duty of the person bitten, the person's parent or guardian, or the owner of the bitten animal to make the report in conformance with Indiana law. Law enforcement K-9 dogs are exempted from this section.

(C) An owner or keeper of an animal commits a violation of this chapter if that animal chases or approaches in an aggressive manner and/or attacks a person or another domestic animal resulting in injury who did not provoke the animal prior to the attack.

(1) It shall be a defense to prosecution under this section if:

(a) The violation occurred in an enclosure in which the animal was confined without means of escape, there was posted at the main entrance of the enclosure a notice to beware of the animal, or the person or animal attacked entered the enclosure without invitation; or

(b) The violation occurred during the commission or attempted commission of, or escape from, a criminal act on the property of the owner or keeper of the animal.

(D) A person violating this section may be fined as set forth in § 91.99. If a judgement is entered under this section the Court, in its discretion, may enter a finding that the animal is declared a dangerous animal for purposes of § 91.07. If the violation results in the animal causing serious injury or death to any person or animal, the Court upon request, may order the animal forfeited or destroyed.

(E) The liability imposed by this section shall not reduce, substitute for or in any manner be deemed to be in derogation of the rights accorded victims of dog bite injury or property damages as provided for at IC 15-20-1-3 et seq. or by common law.

§ 91.09 COMMERCIAL ANIMAL ESTABLISHMENTS.

Standards for commercial establishments and animal care facilities are as follows:

(A) The establishment must be operated in such a manner as not to constitute a public nuisance.

(B) The establishment shall provide an isolation area for animals that are sick or diseased to be placed in so as not to spread disease to healthy animals.

(C) All animals must be kept caged, within a secure enclosure or under the control of the owner/operator at all times.

(D) The establishment must provide the level of care provided for in the city's animal care ordinances to all animals kept on the premises.

(E) The establishment will not sell animals which are unweaned or diseased.

(F) The establishment will not engage in any forms of cruelty, mistreatment or neglect.

(G) The establishment shall permit the Animal Control Officer to inspect at any and all times the premises where the animals are kept.

(H) The establishment must provide each animal with sufficient space to stand up, lie down and turn around in a natural position without touching the sides or top of the enclosure.

(I) An animal care facility and/or commercial animal establishments are defined by, but not limited to, the following:

- (1) Shelter, kennel or animal daycare;
- (2) Breeding or boarding facility;
- (3) Pet store;
- (4) Pet grooming shop;

- (5) Humane society;
- (6) Animal training facility;
- (7) Auction;
- (8) Flea market;
- (9) Circus;
- (10) Riding school or stable;
- (11) Veterinary clinic or hospital; and
- (12) Zoological park.

(J) All animal care facilities, other than a circus temporarily located within the city for less than ten days per year, shall be located at a permanent building or facility and shall be permitted at that location by the applicable zoning and breeder permit requirements/laws.

(K) The city adopts the Code of Federal Regulations, 9 CFR 3.1 through 3.19 as the standards for operation and inspection of kennels.

(L) Puppy mills, as defined in § 91.02, will not be permitted in the city. No person shall engage in, participate in, or assist with those activities defined as a backyard breeder or puppy mill in accordance with this chapter.

§ 91.10 DISPOSITION OF DEAD ANIMALS.

(A) A person finding a dead domestic animal or the surviving young within the city shall call the Animal Control Officer or Police Department. A person finding a dead undomesticated animal on public property within the city may call the city or the Police Department.

(B) It shall be unlawful for a person to allow the body, or parts thereof, of any dead animal to be kept, held, or disposed of in violation of this section, as follows:

(1) No person who operates a slaughterhouse, butcher shop or other place in the city shall permit any parts of dead animals that are not fit and intended for use as food to accumulate or be kept on such premises for over 24 hours after being received, or after the death of such animal;

(2) No person shall skin, dismember, dissect, cut up or dispose of the body of a dead animal, or any parts thereof in the city, unless the person is regularly engaged in such business of killing and disposing of such animals for use as food or otherwise, and is so authorized by law, or does so for the person's own use; and

(3) No person shall possess, keep, use or dispose of anywhere in the city, a dead animal or parts thereof, or offal of a live animal in any manner that creates offensive odors or sights, or constitutes a public nuisance which affects health and comfort in any respect.

(C) Nothing in this section shall prohibit the legal handling and processing of game harvested under legal hunting or fishing practices, as permitted by the law of the state and the rules and regulations of the State Department of Natural Resources

§ 91.11 CRUELTY; NEGLECT; ABANDONMENT.

(A) *Animal cruelty.* A person who does any of the following commits animal cruelty under this section:

(1) Willfully or maliciously kills, abuses, maims, tortures, or disfigures any animal or willfully or maliciously administers poison to any animal or exposes any poisonous substance with the intent that the poisonous substance shall be taken and swallowed by such animal;

(2) Overloads, overworks, torments, or intentionally deprives an animal of its necessary food, water or shelter resulting in preventable suffering or death;

(3) Beats, mutilates, uses for the purposes of bait as defined in this chapter, or causes said actions to occur; or

(4) Engages in any of the following:

(a) Owns, possesses, keeps or trains any animal with the intent that such animal shall be engaged in an exhibition of fighting;

(b) Builds, makes, maintains, or keeps a pit on premises owned or occupied by the animal owner or allows a pit to be built, made, maintained or kept on said premises for the purposes of an exhibition of animal fighting;

(c) Encourages, instigates, promotes or assists in an exhibition of animal fighting or intentional combat; or

(d) Charges admission; is an assistant, umpire or participant; or is present as a spectator to any exhibition of animal fighting or combat.

(B) *Animal neglect.* A person who owns or confines any animal and fails to supply it with adequate shelter, food, water, space or veterinary care, as defined in this chapter, with such acts committed without malicious or punitive intent commits animal neglect under this section.

(C) *Animal abandonment.* A person who abandons an animal in a residence or other owned property or confines an animal outside for the purposes of abandonment at a residence, place of business, or the Humane Society for Hamilton County commits animal abandonment under this section.

(D) Any Animal Control Officer or other officer empowered to act by law may impound any animal found to be the victim of animal cruelty, animal neglect or animal abandonment.

(E) Nothing in the section shall be deemed to prohibit the humane slaughter of livestock or poultry in conformance with all applicable rules and regulations of the State Board of Health and the United States Food and Drug Administration.

(F) Nothing in this section shall prohibit hunting or fishing, as permitted by the law of the state and the rules and regulations of the State Department of Natural Resources.

(G) Nothing in this section shall prohibit the use of commercially sold poisons for the control of rats, mice, groundhogs, moles or other similar rodents as long as the person using the poisons uses reasonable care to ensure that neither domestic animals nor livestock are exposed to the poisons.

(H) A person violating this section of may be fined per § 91.99. If the Court finds that a person has violated this section the Court may, in its discretion, order other owned pets be seized by law enforcement with ownership relinquished to the Humane Society for Hamilton County, order the forfeiture of future pet ownership within city, order counseling or order the animal owner to pay restitution.

§ 91.12 VACCINATION OF DOGS, CATS AND FERRETS.

(A) See IAC Title 345: Indiana State Board of Animal Health.

(B) All dogs and cats three months of age and older must be vaccinated against rabies. The rabies vaccination of a dog, cat, or ferret shall be maintained by ongoing revaccination of the animal as follows:

(1) Ferrets shall be revaccinated within 12 months of the prior vaccination.

(2) Dogs and cats that are vaccinated with a rabies vaccine the label of which recommends annual boosters shall be revaccinated within 12 months of the prior vaccination.

(3) Dog and cats that are vaccinated with a rabies vaccine the label of which recommends a booster one year later and triennially thereafter shall be revaccinated within 36 months of each vaccination thereafter.

(C) The owner of the animal is responsible for procuring the vaccinations required by this section.

§ 91.13 REPORT OF VEHICULAR COLLISION WITH ANIMAL.

A person whose vehicle causes injury or death to a domestic or wild animal in the city shall immediately notify the animal's owner, if known, or a local law enforcement agency, together with a description of the animal struck, the location of the striking and an estimate as to the condition of the animal after being struck. Such person shall not be required to report his or her name, as the only purpose of this requirement is to aid the stricken animal and notify its owner, if any.

§ 91.14 INTERFERING WITH ANIMAL CONTROL OFFICER.

It shall be unlawful to interfere with any Animal Control Officer or other officer empowered to act by law, to take or attempt to take any animal from the city official vehicle used to transport the animal, or to take or attempt to take any animal from the Animal Control Shelter or impounding area.

(Ord. 092120C, passed 10-19-20)

§ 91.15 INJURED ANIMALS; ACTION REQUIRED.

(A) It shall be unlawful for any person injuring any animal by any means to fail to notify immediately the owner of the animal or the Police Department.

(B) Notification shall include the location and description of the animal and the condition of the animal if known.

§ 91.16 ANIMAL WASTE.

The owner of every animal shall be responsible for the removal of any feces deposited by his or her animal on public property, public walks, public parks, beaches, recreation areas or private property of others. Owners of service dogs may be exempted from this section.

§ 91.17 LOST OR STRAY ANIMALS.

A person finding a stray animal is to notify the Humane Society within 48 hours. At the discretion of the Humane Society, the animal may be kept by the finder and a found pet report left with the department, to enable the finder an opportunity to return the animal to its rightful owner. Upon demand by the Humane Society, any found animal will be surrendered and held for a minimum of seven days before a disposition is made. The Humane Society is then required to hold the animal for a period of seven days beginning the day the animal is brought to the facility. If after the seven-day period the animal remains unclaimed by its rightful owners, the animal becomes the property of the Humane Society. A person finding an animal is obligated to comply with all rules and regulations of this chapter pertaining to humane care and treatment of animals, while the animal is in custody awaiting return to its actual owner. With the exception of the Humane Society for the city, the finder will be considered the found animal's owner for the purpose of this section only after the animal is in the finder's custody for 30 continuous days.

§ 91.18 ANIMALS IN VEHICLES.

No animal shall be left unattended in a vehicle when the conditions in that vehicle would constitute a health hazard to the animal (extreme heat or cold). No animal shall be transported in any non-passenger compartment of any vehicle on public property unless confined in an appropriate manner intended to prevent the animal from jumping from the vehicle or being thrown from the vehicle in an accident or rapid stop or other use of the vehicle which could cause injury to the pet, any person, or property. No animal shall be transported in the trunk of any vehicle.

§ 91.19 ANIMAL SACRIFICE.

(A) No person shall engage in, participate in, assist in or perform animal sacrifice. No person shall own, keep, possess or harbor any animal with the purpose or intention of using such animal for animal sacrifice. No person shall knowingly sell, offer for sale, give away or transfer any animal to any person when he or she knows or believes that person intends to use such animal for animal sacrifice. This section does not prohibit slaughter of animals for agriculture purposes.

(B) Nothing in this section shall be construed to prohibit, abridge, or in any way hinder the religious freedom of any person or group. Notwithstanding any other provision of this act, in order to protect freedom of religion, ritual slaughter and the handling or other preparation of livestock for ritual slaughter are exempted from the terms of this section.

§ 91.20 STERILIZATION OF DOGS AND CATS REQUIRED.

(A) Each dog and cat over the age of six months which is kept in the city shall be sterilized and rendered incapable of reproducing by a licensed veterinarian, with the following exceptions as long as the requirements noted herein are met:

- (1) A free breeder's permit has been secured according to the process noted in this section;
- (2) Current pets are receiving adequate care, shelter, and veterinary care as defined in this chapter;
- (3) The animal's health or a special medical condition puts them at risk for complications due to surgery according to an authorized veterinarian;
- (4) Owner is considered an approved breeder as defined in § 91.02 or has obtained the appropriate special use permit from the Zoning Board; or
- (5) Owner has not surrendered an animal(s) to the Humane Society for Hamilton County or allowed an animal to run at large.

(B) A free breeder's permit shall be obtained by the following individuals:

- (1) Any person who intentionally causes or accidentally allows the breeding of a dog or cat they own;
- (2) An approved breeder commercial animal establishment as defined in § 91.02;
- (3) Any person owning or having custody of a dog or cat which is older than six months of age, which has not been sterilized for any reason other than the exceptions noted herein.

(C) Such breeder's permit shall:

- (1) Allow the non-sterilization of animals owned by the permittee for one 12-month period after the date of issuance;
- (2) Allow the non-sterilization of animals owned by the permittee for the life of the pet with the issuance of a letter from an authorized veterinarian stating the animal's health or a special medical condition puts them at risk for complications due to surgery.

(D) The holder of a breeder's permit shall:

(1) Transmit to the new owner or buyer the litter number of the animal acquired and the breeder's permit number in order that the new owner has assurance and proof that the animal was legally bred;

(2) Immunize all dogs and cats offered for sale, trade, or other compensation or for free give away against the most common contagious diseases; for dogs against canine distemper, hepatitis, and parvovirus and for cats against feline rhinotracheitis, calicivirus, and panleukopenia;

(3) Not offer a puppy or kitten under the age of eight weeks for sale, trade or other compensation or for free giveaway;

(4) Furnish a warrant of health for a period of not less than one week with the recommendation to have the animal examined by a licensed veterinarian for each animal sold, traded, or given away.

(E) Each holder of a valid breeder's permit shall register additional litters with the humane officer. Each additional litter registration shall comply with the same requirements as the original breeder's permit. Failure to register each litter shall be considered a violation of this section.

(F) Each breeder's permit shall be obtained from the Animal Control Officer at no cost to the pet owner or approved breeder on an annual basis.

§ 91.21 ADDITIONAL RESTRICTIONS ON OWNERS OF DANGEROUS OR NUISANCE ANIMALS.

(A) It shall be unlawful for any person who has been found in violation of §§ 91.03, 91.05, 91.06, 91.07, 91.08, or 91.11 to own or keep more than two animals in the city or to own or keep any animal:

(1) That has not been spayed or neutered by a veterinarian; or

(2) That has not been implanted with a microchip with a registered identification number.

(B) A person who violates §§ 91.03, 91.05, 91.06, 91.07, 91.08, or 91.11 shall keep any animal owned or kept by that person outside in a proper enclosure sufficient to confine the animal without means of escape, unless the animal is on a leash and under the control of a competent person.

(C) A person who is under additional restrictions that commits subsequent violations of §§ 91.03, 91.05, 91.06, 91.07, 91.08, or 91.11 shall be subject to forfeiture of their animal to the enforcement authority and may be prohibited by a Court from owning.

§ 91.22 SERVICE ANIMALS IN PUBLIC BUILDINGS.

(A) No person may enter a city building when accompanied by an animal unless authorized by this section.

(B) Before a person accompanied by an animal is permitted into the city buildings, any authorized security person or other city department head or his/her designee, shall make inquiry as to:

(1) Whether the animal is required because of a disability; and

(2) Whether the animal has been trained to perform specific work or tasks to assist the person with his/her disability.

(C) Upon receiving a satisfactory affirmative answer to the above questions, the animal may accompany its handler into the part of the city building available to the general public.

(D) The animal must be under the handler's control by a harness, leash, or other tether.

(E) If the individual is unable to use a harness, leash, or tether because use would interfere with the safe and effective performance or task by the handler, the animal must otherwise be

under the control by voice control signals or other effective means of the disabled individual, as approved by the city department head or his/her designee.

(F) An animal which an individual uses solely for emotional support, therapy, comfort, or companionship shall not [be] permitted to enter city buildings, unless expressly authorized by court order issued by a city or Hamilton County court or building security.

(G) Under no circumstance shall this section permit any incarcerated person to possess an animal in any city building.

(H) Any person who is refused admission into a city building with an animal pursuant to this section and continues to enter the public building with the animal, may be fined.

§ 91.23 JURISDICTION.

The City Council finds that the terms and conditions of this chapter are in the best interests of all citizens of the city.

§ 91.24 ENFORCEMENT PROCEDURES.

(A) Police Department and Animal Control Officers shall be charged with and have authority to enforce all provisions of this chapter.

(B) The city may pursue any or a combination of the following remedies as they deem most appropriate:

(1) Taking into custody and impounding any animal found to be kept in violation of this chapter; any animal that constitutes a safety or health hazard; any animal left without care as a result of death, injury, arrest, detention, or other incapacitation of the owner or keeper.

(2) If the violation is only an ordinance violation under this chapter, and is not concurrently a state infraction, citing the owner of the animal for a city ordinance violation, subject to a fine as set forth in § 91.99;

(3) If the violation constitutes an infraction or crime under statute, citing or arresting the owner of the animal for such state offense, subject to penalties as provided by law; and/or

(4) Seeking an injunction in a court of competent jurisdiction to require the compliance of the owner of the animal under the provisions of IC 36-1-6-4 or any other law entitling public authorities to enjoin the violation of ordinances or statutes and including an action to recover all cost to the city of bringing the action for injunction.

§ 91.25 AUTHORITY TO DESTROY DANGEROUS ANIMALS.

Notwithstanding any other provision of this chapter, Police Department personnel are authorized to immediately destroy an animal declared a dangerous animal under §91.07 which cannot be safely captured or kept in custody by usual and available means, or which is observed to be attacking a person or livestock.

§ 91.99 PENALTY.

(A) Any person violating referenced sections of this chapter shall be considered to be committing a city ordinance violation and may be fined under the fee schedule in § 36.08.

(B) Any other violation that falls within this chapter is punishable by a minimum fine of up to \$500.

(C) Any violation of this chapter is subject to the Ordinance Violations Bureau. A person in violation may admit their violation and pay their civil penalty to the city's Ordinance Violations Bureau or may appear and deny their violation and request a trial. If the person in violation

denies the violation, fails to satisfy the penalty assessed after having entered an admission of violation or fails to deny or admit the violation, the case will be filed in the City Court.

(D) Violations of any offense listed in this chapter, not covered under penalty as a city ordinance violation, are punishable under Indiana Code, either as an infraction or misdemeanor.

(E) In the event that an animal is impounded by animal control pursuant to this chapter, and in addition to any other penalty set out in division (A) of this section or court costs, the owner shall be responsible to reimburse the city for the cost associated with providing shelter for each impounded animal at an animal control facility or the Hamilton County Humane Society. The money shall be deposited in the General Fund of the city subject to appropriation to Animal Control Fund. To recover an animal impounded under this Chapter, the animal shall not be released to the owner until the owner has paid all expenses associated with impounding and caring for the animal.

(F) The sections of this chapter are intended to encourage the humane treatment of animals. Therefore, any court having jurisdiction of violations of this chapter is encouraged to use the court's deferral procedures to assist the public to conform the treatment of animals within the city to the terms of this chapter.

(G) A violation of a section of this chapter shall be cited by adding the appropriate section or subsection to the citation.

§ 36.08 SCHEDULE OF FINES

CODE SECTION	VIOLATION – GENERAL REGULATIONS	FINE	IF NOT PAID AFTER 30 DAYS
91.03	Duties and responsibilities	Up to \$250 per occurrence	\$500
91.04	Permanent identification	Up to \$250 per occurrence	\$500
91.05	Restraint of animals	Up to \$250 per occurrence	\$500
91.06	Public nuisance animal	Up to \$250 per occurrence and the animal may be impounded	\$500
91.06	Feral cats	Up to \$250 per occurrence	\$500
91.07	Dangerous animals	Up to \$250 per occurrence	\$500
91.08	Animal bites and quarantine	Up to \$250 per occurrence	\$500
91.09	Commercial animal establishments	Up to \$250 per occurrence	\$500

91.10	Disposition of deal animals	Up to \$250 per occurrence	\$500
91.11	Cruelty; neglect; abandonment	Up to \$250 per occurrence and the animal may be impounded	\$500
91.12	Vaccinations	Up to \$250 per occurrence	\$500
91.13	Vehicular collision	Up to \$250 per occurrence	\$500
91.14	Interfering with Animal Control/ Humane Officer	Up to \$250 per occurrence	\$500
91.16	Animal waste	Up to \$250 per occurrence	\$500
91.18	Animals in vehicles	Up to \$250 per occurrence	\$500
91.19	Animal sacrifice	Up to \$250 per occurrence	\$500
91.20	Sterilization of dogs and cats	Up to \$250 per occurrence	\$500
91.22	Service animals in public buildings	Up to \$250 per occurrence	\$500



Council Action Form

MEETING DATE	July 20, 2026			
TITLE	Request to Approve Amendments to Chapter 91 (Animals) of the Fishers Code of Ordinances			
SUBMITTED BY	Name & Title: Whitney Wampler, Assistant City Attorney Department: Law Department			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 072026B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	X Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☐ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☒ Other: Corporation Counsel
BACKGROUND (Includes description, background, and justification)	Chapter 91 of the Code of Ordinances of the City of Fishers regulates animals within the City of Fishers ("Fishers"). Fishers, by and through its police department, desires to amend Chapter 91 to implement best practices regarding the conditions in which animals can safely remain outdoors. There was a printing error, and the section numbers from the passed ordinance do not match the section numbers posted to American Legal.	
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:	
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)	Staff recommends approving the recommendations.	
SUPPLEMENTAL INFORMATION (List all attached documents)	Ordinance No. 072026B	

ORDINANCE NO. 072026C

**AN ORDINANCE OF THE COMMON COUNCIL
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA
AMENDING THE OFFICIAL ZONING MAP TO REZONE A PROPERTY TO THE
ONE SIXTEEN PLANNED UNIT DEVELOPMENT**

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into Unified Development Ordinance, (“UDO”), for the City of Fishers (the “City”), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. RZ-26-4 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its August 5, 2026 meeting sent a _____ recommendation to the Common Council by a vote of ____ () in favor and ____ () opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

- Section 1.** **Amendment.** The City’s Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A** and **Exhibit B**, to the Citizens State Bank Planned Unit Development.
- Section 2.** This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.
- Section 3.** The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in **Exhibit C** (“Petitioner’s Packet”), attached.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 17th day of August 2026.

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

YAY		NAY	ABSTAIN
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	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 was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ 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 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

Legal Description of Real Estate

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13562 E 116th Street Fishers, IN 46037

Parcel No. 13-11-35-00-00-039.000

EXHIBIT B
Graphic Depiction of Real Estate



13562 E 116th Street Fishers, IN 46037
Parcel No. 13-11-35-00-00-039.000

EXHIBIT C
Petitioner's Packet



TO: Ross Hilleary

FROM: Kevin Buchheit

RE: Citizens State Bank conceptual site design, proposed drive-through

DATE: June 26, 2026

Citizens State Bank (“CSB”) has been serving Central Indiana since 1873. CSB provides its services with a focus on client needs and preferences and with particular attention to security at all of its banking centers. CSB’s business model includes, among other features, the provision of drive-through services for client convenience during business hours. Drive-through service outside of business hours offers the added personal security of being able to make financial transactions directly from the client’s vehicle without having to park and walk from the vehicle to the building. Drive-through banking service is critical to CSB’s banking model and business success.

During meetings with City officials and with nearby residents, the proposed drive-through was of particular concern for them. The location on East 116th Street is the line of transition between heavier commercial uses to the north and single-family residential land uses across East 116th Street to the south. The drive-through bay is planned for the north side of the building, adjacent to heavier commercial land uses and away from residential land uses. Of particular concern for residents with the earlier conceptual site design was the exit lane for the drive-through passing in front of the building. CSB met with residents numerous times and continued to adjust the conceptual site design to address residents’ concerns as much as practicable.

The current conceptual site design removes the wrap-around drive-through exit lane and replaces it with a U-turn loop in the northeast corner of the site. Vehicles exiting the drive-through will be able to perform a complete U-turn and then exit along the rear of the building, returning to and through the parking lot along the east side of the building to the entry/exit drive at East 116th Street. Site redevelopment will strive to retain as much of the existing mature trees and landscaping on the site as practicable. Existing, retained landscaping east of the proposed building will be supplemented with new landscaping to provide more of a visual buffer between the drive-through loop and East 116th Street, thereby mitigating view impacts. We believe that the current conceptual site design represents compromise and consensus between CSB’s business model needs and residents’ concerns.

2026

Citizens State Bank PUD



Community & Economic Development Department

City of Fishers

Ordinance:



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

1. Declaration

- a. Ordinance No. _____ (this "Ordinance")
- b. Adopted: _____, 2026

2. 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 Planned Unit Development – Commercial District (PUD-C) and shall hereafter be known as the "Citizens State Bank 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.

3. Applicability

The standards of the UDO applicable to the *C1 Commercial District* shall apply to the development, as shown on the Concept Plan, 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. 1.3.5. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *C1 Commercial District* shall be permitted.

B. Concept Plan

The Concept 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 Citizens State Bank 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.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance.

a. Article 3.1. Establishment of Zoning Districts: Shall apply.

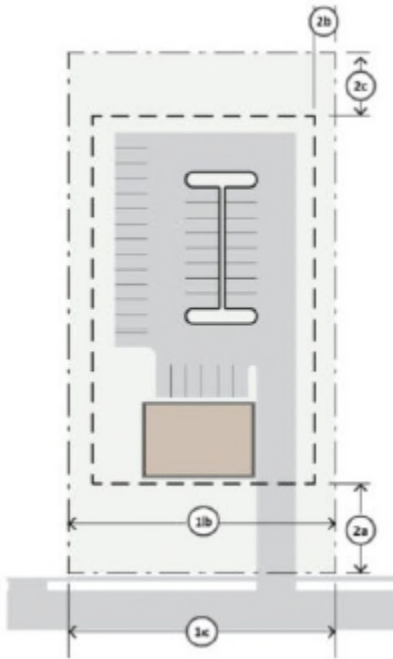
b. Article 3.2. Residential Districts: Shall not apply.

c. Article 3.3. Nonresidential Districts: Shall apply, except as modified below:

(1) *Sec. 3.3.1. C1 Commercial District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	n/a
1b. Lot width	n/a
1c. Lot frontage	100'
2. Minimum Building Setbacks	
2a. Front ¹	40'
2b. Side ¹ / aggregate	10'
2c. Rear ¹	20'
2d. Internal	Zero
3. Maximum Building Height	
3a. Primary structure	24'
4. Building Floor Area	
4a. Main floor area (min)	n/a
4b. Floor area per unit (min)	n/a
4c. Building footprint (ground level), including garage (max)	4,500 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
Notes:	
1. Additional buffer yard requirements may apply.	



d. Article 3.4. Other Districts: Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply, except as modified by this Ordinance.

a. Section 7.2.B.3.c. shall be replaced in its entirety as follows:

Drive-through lanes and accompanying equipment that produces noise shall be located at least 300 feet from any building that is zoned or used for single-family residential purposes provided that the drive-through lanes and accompanying equipment shall be located on the side of the building being served by the drive-through that is most distant and/or faces away from said single-family building.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. Article 6.1. General Provisions: Shall apply.

b. Article 6.2. Accessory Structure Standards: Shall apply.

c. Article 6.3. Architectural Design Standards: Shall apply, except as modified below:

- (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3.**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the building on the Real Estate. The final design may vary from the Illustrative Architectural Exhibit; however, the building shall be substantially similar in quality and character to the building shown in the Illustrative Architectural Exhibit.

- d. Article 6.4. Entrance & Driveway Standards:** Shall apply.
- e. Article 6.5. Exterior Lighting Standards:** Shall apply.
- f. Article 6.6. Height Standards:** Shall apply.
- g. Article 6.7. Landscaping Standards:** Shall apply. Additionally, existing saved trees shall count toward any planting requirement at a one-to-one ratio.
- h. Article 6.8. Lot Standards:** Shall apply.
- i. Article 6.9. Non-Residential Open Space:** Shall apply.
- j. Article 6.10. Outdoor Display & Storage Standards:** Shall apply.
- k. Article 6.11. Parking & Loading Standards:** Shall apply except as modified by this ordinance.

Section 6.11.12.C.1. (Table 6.11.12. Minimum Number of Stacking Space) shall be revised for financial institutions as follows:

<u>Use</u>	<u>Required Stacking Spaces</u>
Financial institutions	2 spaces per bay or lane

- l. Article 6.12. Pedestrian Accessibility Standards:** Shall apply.
- m. Article 6.13. Permitted Non-residential Structure Standards:** Shall apply.
- n. Article 6.14. Property Identification Standards:** Shall apply.
- o. Article 6.15. Public Art Standards:** Shall apply.
- p. Article 6.16. Setback Standards:** Shall apply.
- q. Article 6.17. Signage Standards:** Shall apply.
- r. Article 6.18. Wall & Fence Standards:** Shall apply.
- s. Article 6.19. Water & Sewer Standards:** Shall apply.
- t. Article 6.20. Vision Clearance Standards:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION REGULATIONS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply.

- a. Article 8.1. General Provisions:** Shall apply.
- b. Article 8.2. Block, Lot & Access Standards:** Shall apply.
- c. Article 8.3. Street & Alley Standards:** Shall apply.
- d. Article 8.4. Open Space, Common Area & Amenity Standards:** Shall apply.
- e. Article 8.5. Other Design Standards:** Shall apply.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

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

11. Enforcement & Penalties

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

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Additional Standards

The following additional standards shall apply:

- a. The use of the Real Estate shall be limited to one tenant and shall be 100 percent owner-occupied.
- b. Business hours shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday and 8:00 a.m. to 1:00 p.m., Saturday. The business shall be closed on Sunday.
- c. The building shall be limited to 4,500 square feet for the first floor building footprint, including garage. This limitation only includes space under roof and shall not include outdoor amenity space such as patios, porches, rooftop decks, etc. that are not under roof.
- d. The building shall include predominately pitched roofs and relate to residential architecture.
- e. The building height shall be limited to 24 feet.
- f. Existing hardwood/deciduous trees on the Real Estate shall be preserved to the greatest extent possible.
- g. There shall be a maximum of 24 parking spaces.
- h. To the extent possible, all areas outside of the space for the building, drives, and parking should be green space and landscaping.
- i. Signage on the Real Estate shall be limited to one free-standing ground or monument sign and up to ten (10) square feet of building signage on the south façade and on the east façade, in general location consistency as depicted in Exhibit B.3., with letters no greater than 12" tall.
- j. Lighting in parking areas shall be minimal in order to meet minimum UDO requirements and designed/controlled to be dimmed two hours after dusk until one hour before dawn.

(Remainder of page intentionally left blank.)

ORDINANCE NO. _____

Exhibit B.1. – Real Estate Description and Depiction

A part of the East Half of the Southeast Quarter of Section 35, Township 18 North, Range 5 East, described as follows:

Begin at a point 208.72 feet East of the Southwest corner of the East Half of the Southeast Quarter Section 35, Township 18 North, Range 5 East, run thence North parallel with the West line of said East Half 208.72 feet to a point. Thence East parallel with the South line of said South East Quarter 208.72 feet to an iron stake. Thence South 208.72 feet to the intersection with the South line of said quarter. Thence West along this South line 208.72 feet to the place of beginning, containing 1 acre more or less.

13562 East 116th Street

Tax Parcel ID: 13-11-35-00-00-039.000



Exhibit B.2. – Concept Plan



**CONCEPTUAL SITE PLAN
New 116th St. Branch**



Exhibit B.3. – Illustrative Architectural Exhibit



New 116th St. Branch
CONCEPTUAL DESIGN
South Elevation



New 116th St. Branch
CONCEPTUAL DESIGN
East Elevation





Council Action Form

MEETING DATE	July 20, 2026			
TITLE	Consideration of a rezone of .83 acres from the Drive Planning PUD to the Citizens State Bank PUD to allow for a bank with a common address of 13562 E 116th Street (RZ-26-4)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 072026C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	13562 E 116th Street is a existing vacant single-family property that was rezoned to the Drive Planning PUD on January 14, 2024. Since that time the development did not move forward. This rezone request is to demo the existing vacant single-family property and build a single-story 4,500 sq ft single tenant 100 % owner occupied bank with C1 Standards. Citizens State Bank is a proposing to operate this bank that will be open Monday - Friday 7 AM to 7 PM and Saturdays 8 AM to 1 PM. Additional conditions have been included in signage restrictions, building height, parking maximums, lighting restrictions. The bank is proposing a drive-thru to be located in the rear of the building. Additional detail can be found within the Petitioner Packet.	
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 First Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	July 20, 2026 - Proposed 1st Reading - City Council Neighborhood Meeting - Hosted by the Peititioner August 5, 2026 - Public Hearing - Plan Commission August 17, 2026 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1 st Reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance 2. Petitioner Packet 3. Memo	

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ORDINANCE NO. 072026D

**AN ORDINANCE OF THE COMMON COUNCIL
OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA
AMENDING THE OFFICIAL ZONING MAP TO REZONE A PROPERTY TO THE
ONE SIXTEEN PLANNED UNIT DEVELOPMENT**

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into Unified Development Ordinance, (“UDO”), for the City of Fishers (the “City”), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers (“Plan Commission”) has conducted a public hearing on Docket No. RZ-26-6 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its September 2, 2026 meeting sent a _____ recommendation to the Common Council by a vote of ____ () in favor and ____ () opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, THE SUCESSOR IN INTEREST TO THE TOWN OF FISHERS, PURSANT TO IND. CODE 36-4-1 ET. SEQ., THAT THE ZONING ORDINANCE, A PART OF THE COMPREHENSIVE PLAN AND ORDINANCES – 2018, ORDINANCE NO. 071618F, AS AMENDED, IS HEREBY AMENDED AS FOLLOWS:

- Section 1.** **Amendment.** The City’s Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A and Exhibit B**, to the One Sixteen Planned Unit Development.
- Section 2.** This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.
- Section 3.** The specific zoning standards, concept plans, and illustrative architectural exhibits shall be approved as shown in **Exhibit C** (“Petitioner’s Packet”), attached.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS ORDAINED by the Common Council of Fishers, Indiana, this 21st day of September 2026.

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

YAY		NAY	ABSTAIN
	John DeLucia, Member		
	Tiffanie Ditlevson, Member		
	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 was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ 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 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

Legal Description of Real Estate

Acreage 10.45 Section 5, Township 17, Range 5

10401 E 116th Street Fishers, IN 46037

Parcel No. 19-15-05-00-00-010.001

EXHIBIT B

Graphic Depiction of Real Estate



10401 E 116th Street Fishers, IN 46037
Parcel No. 19-15-05-00-00-010.001

EXHIBIT C
Petitioner's Packet

2026

One Sixteen PUD



Community & Economic Development Department
City of Fishers
Ordinance:



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

1. Declaration

a. Ordinance No.

b. Adopted:

2. 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 1.6 of this Ordinance (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 "One Sixteen 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.

3. Applicability

The standards of the UDO applicable to the R4 Residential 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.

4. Allowed Uses

All uses, including accessory uses, permitted in the R4 Residential District shall be permitted in the Real Estate.

B. Concept Plan

The Concept Plan, attached hereto as "**EXHIBIT C**" is hereby incorporated. 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. 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 compliance with (i) the provisions of this Ordinance, and (ii) the applicable requirements in the UDO, and the Development Plan's compatibility and consistency with the intended quality and character of the One Sixteen 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.

C. Development Standards

1. Cross Reference

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

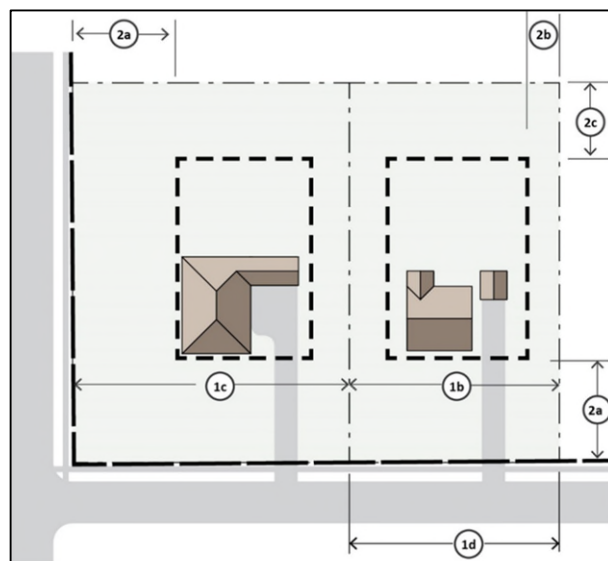
2. Development Standards: *Sec. 6.1 Residential Development Standards* shall apply, except as modified below to accommodate a maximum of 32 single-family residential lots on 10.45 acres.

3. Table 1.3A: Development Standards for Lot 1-8 (Rear Load-Garage)

1. Minimum Lot Dimensions	
1a. Lot area	7,000 sf
1b. Lot width at building line – standard	53'
1c. Lot width at building line – corner	53'
1d. Lot frontage	53'
1e. Lot depth	13'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	20'
2b. Side, primary structure / Dwelling with attached side-load or rear-load garage	5'
2c. Side, Aggregate	10'
2c. Rear, primary structure	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	N/A
4b. Living unit area, 2-story (min)	N/A
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	65%
5c. Alternative standards	N/A
5d. Accessory structures	Article 6.2. Accessory Structure Standards
5e. Total structures per lot	Sec. 6.8.1.G. Structures Per Lot

4. Table 1.3B: Development Standards for Lot 9-32 (Side-Load Garage)

1. Minimum Lot Dimensions	
1a. Lot area	7,200 sf
1b. Lot width at building line – standard	80'
1c. Lot width at building line – corner	80'
1d. Lot frontage	80'
1e. Lot depth	90'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	17'
2b. Side, primary structure / Dwelling with attached side-load or rear-load garage	5'
2c. Side, Aggregate	10'
2c. Rear, primary structure	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1600 sqft
4b. Living unit area, 2-story (min)	2000 sqft
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	55%
5c. Alternative standards	N/A
5d. Accessory structures	Article 6.2. Accessory Structure Standards
5e. Total structures per lot	Sec. 6.8.1.G. Structures Per Lot



5. Development Standards.

The regulations of CHAPTER 6. DEVELOPMENT STANDARDS shall apply, except as modified by this Ordinance.

- a. **Article 6.1. General Regulations:** Shall apply.
- b. **Article 6.2. Accessory Structure Standards:** Shall apply
- c. **Article 6.3. Architectural Design Standards:** Shall apply, except as modified below:
 - 1. The Illustrative Architectural Exhibit, attached hereto as “**EXHIBIT D**”, is hereby incorporated to conceptually illustrate the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; provided however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit and approved by the Planned Unit Development (PUD) Committee.
- d. **Article 6.4 Entrances & Driveways:** Shall apply.
- e. **Article 6.5 Exterior Lighting Standards:** Shall apply.
- f. **Article 6.6. Height Standards:** Shall apply.
- g. **Article 6.7 Landscaping Standards:** Shall apply. In addition, the developer will establish a 20’ Landscape Conservation Easement along east, south and western property edges.
- h. **Article 6.8 Lot Standards:** Shall apply.
- i. **Article 6.9 Non-Residential Open Space.** Shall not apply.
- j. **Article 6.10. Outdoor Display & Storage Standards:** Shall apply.
- k. **Article 6.11. Parking & Loading Standards:** Shall apply.
- l. **Article 6.12. Pedestrian Accessibility Standards:** Shall apply.
- m. **Article 6.13. Permitted Nonresidential Structure Standards:** Shall apply.
- n. **Article 6.14. Property Identification Standards:** Shall apply.
- o. **Article 6.15. Public Art Standards:** Shall apply.
- p. **Article 6.16. Setback Standards:** Shall apply, except as modified by this Ordinance.
- q. **Article 6.17. Signage Standards:** Shall apply.
- r. **Article 6.18. Wall & Fence Standards:** Shall apply.
- s. **Article 6.19. Water & Sewer Standards:** Shall apply.
- t. **Article 6.20. Vision Clearance Standards:** Shall apply.

6. Subdivisions Regulations

The Regulations of Chapter 7. SUBDIVISION DISTRICTS shall apply.

7. Subdivisions & Planned Unit Development Standards

The regulations of CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS shall apply, except as modified by this Ordinance.

- a. **Article 8.1. General Provisions:** Shall apply.
- b. **Article 8.2. Block, Lot & Access Standards:** Shall apply.
- c. **Article 8.3. Street & Alley Standards:** Shall apply.

- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall not apply but as modified as shown in the concept plan. 10% of the property is to be dedicated open space owned and managed by a Homeowners Association.
- e. **Other Design Standards:** Shall apply.

8. Floodplain Standards

The regulations of CHAPTER 9. FLOODPLAIN STANDARDS shall apply.

9. Procedures & Permits

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

10. Enforcement & Penalties

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

11. Definitions

The regulations of CHAPTER 12. DEFINITIONS shall apply.

12. 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.

C. Real Estate

See "Exhibit A" and "Exhibit B" attached hereto.

EXHIBIT A

Legal Description of Real Estate

Acreage 10.45 Section 5, Township 17, Range 5

10401 E 116th Street Fishers, IN 46037

Parcel No. 19-15-05-00-00-010.001

EXHIBIT B
Graphic Depiction of Real Estate



10401 E 116th Street Fishers, IN 46037
Parcel No. 19-15-05-00-010.001

EXHIBIT C
Concept Plan



EXHIBIT D
Illustrative Architectural Exhibit



Example of Lots 1-8



Example of Lots 9-32



Council Action Form

MEETING DATE	July 20, 2026			
TITLE	Consideration of a rezone of 10.45 acres from Legends at Geist PUD to the One Sixteen PUD for a 32-lot for-sale single-family residential neighborhood to be known as One Sixteen with a common address of 10401 E 116th Street (RZ-26-6)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 072026D		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	10401 E 116th Street is an existing place of worship and currently zoned as part of the Legends at Geist Planned Unit Development (PUD). SFH Development request a rezone of the 10.45 acres to construct a new for-sale single-family residential neighborhood including eight (8) rear loaded homes and 24 side-load homes to be known as One Sixteen. A single loop public street with no stub roads is proposed. A 20' tree conservation areas on the east, south and west sides of the properties is proposed for buffering to adjacent residential properties. Additional detail can be found within the Petitioner Packet.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold First Reading
	2.	Continue
	3.	
	4.	
PROJECT TIMELINE	July 20, 2026 - Proposed 1st Reading - City Council August 2026 - Neighborhood Meeting - Hosted by the Peititioner September 2, 2026 - Public Hearing - Plan Commission September 21, 2026 - Proposed Final Reading - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1 st Reading.	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance 2. Petitioner Packet	

ORDINANCE NO. 072026F
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.37 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around July 20, 2026, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around August 17, 2026, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as the Bralley Property.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 1.37 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Bralley Property, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 3.** **Council District.** The above-described real estate is hereby assigned to City Council District 6 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 4. **Effective Date.** This ordinance shall be in full force and effect September 17, 2026 and as provided by Indiana law.

Section 5. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 17th Day of August 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 was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ 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 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
Legal Description of Real Estate

A part of the East Half of the Southwest Quarter of Section 32, Township 18 North, Range 6 East, located in Hamilton County, Indiana, more particularly described as follows, to wit:

Beginning at the Northwest corner of the East Half of the Southwest Quarter of Section 32, Township 18 North, Range 6 East; run thence South on and along the West of said East Half 687.5 feet to the center of State Road Number 238 and the point of beginning of this description; thence South on and along the West line of said East Half to a point which is 205.5 feet West of a point on the centerline of State Road Number 238; thence East 205.5 feet to a point in the centerline of State Road Number 238, which point is 863 feet South of the North line of said East Half; thence Northwesterly along the centerline of said State Road Number 238 to the point of beginning.

Also:

A part of the West Half of the Southwest Quarter of Section 32, Township 18 North, Range 6 East in Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of the said Half Quarter Section; thence due South (assumed bearing) on and along the East line of the said Half Quarter, 693.56 feet to the point of beginning, said point also being in the centerline of State Road Number 238; thence continuing along the said East line, due South 348.47 feet; thence North 80 degrees 50 minutes 44 seconds West, 158.22 feet; thence due North, 448.42 feet to the centerline of State Road Number 238; thence on and along the said centerline, South 51 degrees 18 minutes 11 seconds East 200.14 feet to the point of beginning.

Except:

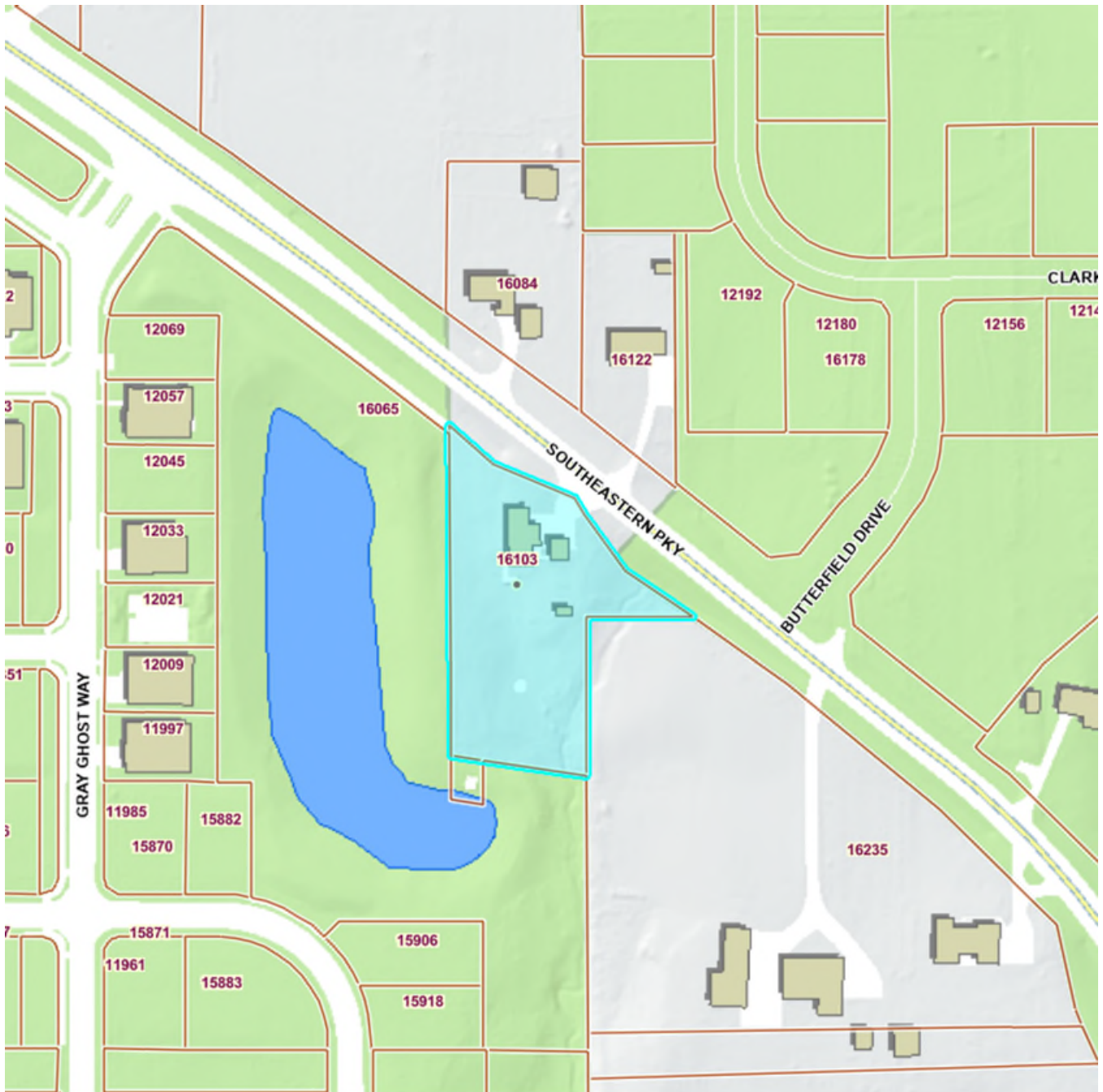
A part of the Southwest Quarter of Section 32, Township 18 North, Range 6 East in Hamilton County, Indiana and being that part of the Grantor's land lying within the right of way lines depicted on the attached Right-of-Way Parcel Plat marked "Exhibit B", described as follows: Commencing at the Northeast corner of the West Half of said Southwest Quarter Section; thence due South (assumed bearing) on and along the East line of the said Half Quarter, 693.56 feet (bearing and distance taken from Instrument No. 88-18620) (687.5 feet by Instrument No. 87-44798) to the intersection with the centerline of State Road 238 and the point of beginning of this description; thence South 51 degrees 12 minutes 55 seconds East 80.667 meters (264.65 feet) along said centerline to the East corner of the grantors' land; thence South 89 degrees 20 minutes 19 seconds West 23.511 meters (77.14 feet) along the South line of the grantors' land; thence North 55 degrees 18 minutes 03 seconds West 28.944 meters (94.96 feet) to the point designated "550" on said plat; thence North 35 degrees 23 minutes 46 seconds West 31.181 meters (102.30 feet) to the point designated "548" on said plat; thence North 67 degrees 06 minutes 35 seconds West 31.123 meters (102.11 feet) to the point designated "545" on said plat; thence North 48 degrees 10 minutes 19 seconds West 22.197 meters (72.82 feet) to the intersection with the West line of the grantors' land; thence North 0 degrees 16 minutes 31 seconds West 19.946 meters (65.44 feet) along said West line to the intersection with the centerline of State Road 238 which point is the beginning of a non-tangent curve; thence along said centerline Southeasterly 46.691 meters (153.19 feet) along an arc to the right having a radius of 3050.000 meters (10006.56 feet) and subtended by a long chord having a bearing of South 51 degrees 39 minutes 14 seconds East and a length of 46.690 meters (153.18 feet) to the point designated as point "47" on said plat; thence South 51 degrees 12 minutes 55 seconds East 14.337 meters (47.04 feet) along said centerline to the point of beginning and containing 0.1822 hectares (0.450 acres), more or less, inclusive of the present existing right-of-way which contains 0.0488 hectares (0.120 acres), more or less, for a net additional taking of 0.1334 hectares (0.330 acres), more or less.

NOTE: Acreage in the legal description of the subject real estate is solely for the purposes of identifying and describing the insured land and should not be construed as insuring the quantity of land as set forth in said description.

Also including: the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

16103 Southeastern Pkwy, Fortville, IN, 46040
Parcel No. 13-12-32-00-00-023.000

EXHIBIT B
Graphic Depiction of Real Estate



16103 Southeastern Pkwy, Fortville, IN, 46040
Parcel No. 13-12-32-00-00-023.000



Council Action Form

MEETING DATE	July 20, 2026			
TITLE	Request to approve a voluntary annexation of 1.37 acres, known as the Bralley property. Subject site has a common address of 16103 Southeastern Pkwy (ANX-25-9)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 072026F		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
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 & Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	July 20, 2026 - Proposed 1st Reading & Public Hearing - City Council August 17, 2026 - Proposed Final Reading & Fiscal Plan - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1st Reading and the Public Hearing for the Bralley property, located at 10601 Southeastern Pkwy (ANX-25-9)	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance	

ORDINANCE NO. 072026G
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 11.54 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around July 20, 2026, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around August 17, 2026, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as the Buckhaven Property.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 11.54 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Buckhaven Property, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 3.** **Council District.** The above-described real estate is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 4. **Effective Date.** This ordinance shall be in full force and effect September 17, 2026 and as provided by Indiana law.

Section 5. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 17th Day of August 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 was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ 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 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



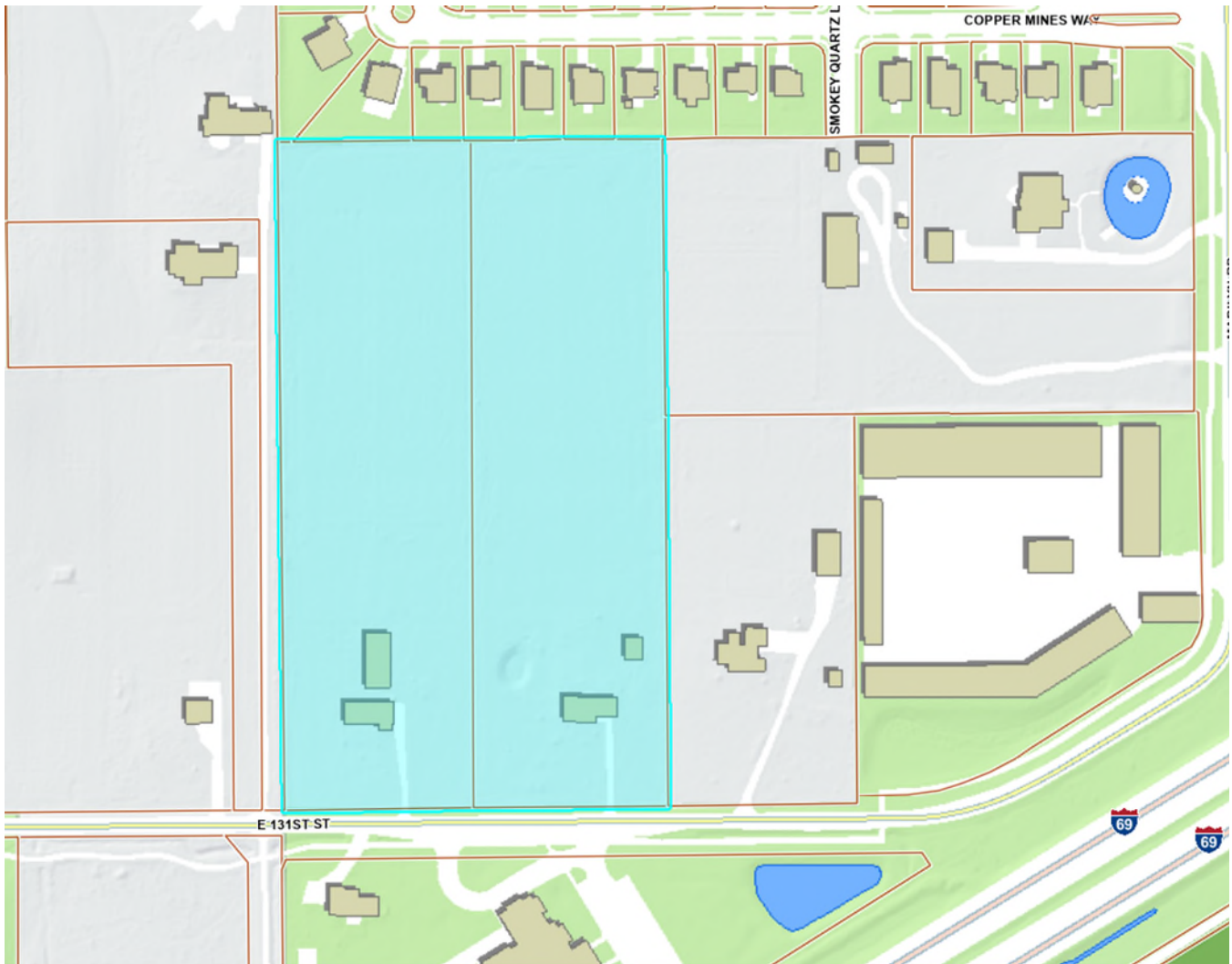
EXHIBIT A
Legal Description of Real Estate

A part of the Southwest Quarter of the Northwest Quarter of Section 27, Township 18 North, Range 5 East of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor #21500017, HWC Engineering Job #2600-291-A, dated April 23, 2026, more particularly described as follows: BEGINNING at the Southwest corner of the Southwest Quarter of said Quarter Section, being marked by railroad spike; thence North 00 degrees 18 minutes 14 seconds West (grid bearing, Indiana State Plane, East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of the Southwest Quarter of the Northwest Quarter a distance of 947.46 feet to the southwest corner of Limestone Springs, Section 2A, the plat of which is recorded in Instrument Number 200500049682 in the Office of the Hamilton County Recorder, being marked by a 5/8-inch diameter rebar with cap stamped "HWC Engineering Firm #0114"; thence North 89 degrees 25 minutes 31 seconds East along said south line of Limestone Springs, Section 2A a distance of 530.73 feet to the northwest corner of Jogene Pines, Secondary Plat, the plat of which is recorded in Instrument Number 200300069595 in said Recorder's Office; thence South 00 degrees 18 minutes 15 seconds East along the west line of said plat and the southerly extension thereof a distance of 946.84 feet to the south line of the Southwest Quarter of the Northwest Quarter of said Section 27; thence South 89 degrees 21 minutes 30 seconds West along said south line a distance of 530.74 feet to the POINT OF BEGINNING, containing 11.540 acres, more or less.

Also including: the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

11798 E 131st Street & 11842 E 131st Street
Parcel No. 13-11-27-00-00-022-004 & 13-11-27-00-00-022.00

EXHIBIT B
Graphic Depiction of Real Estate



11798 E 131st Street & 11842 E 131st Street
Parcel No. 13-11-27-00-00-022-004 & 13-11-27-00-00-022.00



Council Action Form

MEETING DATE	July 20, 2026			
TITLE	Request to approve a voluntary annexation of 11.54 acres known as the Buckhaven property. Subject site has a common address of 11798 & 11842 E 131st Street (ANX-26-2)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☒ 1 st Reading	☐ 2 nd Reading	☒ Public Hearing	☐ 3 rd Reading ☐ Final Reading
	Ordinance #: 072026G		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		☐ Services ☐ Capital Outlay ☐ Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☐ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☒ Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head	☐ Controller's Office
	☒ Department Head	☐ Finance Committee
	☐ Deputy Mayor	☐ Technical Advisory Committee
	☐ Mayor	☐ Other:
	☐ Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	The property is contiguous to the current city limits, exceeding the contiguity requirements per Indiana Code 36-4-3-1.5 (12.5% contiguity required). This voluntary annexation is being processed in accordance with IC-4-3-5.1 "Petitions signed by 100% of landowners." The property is currently contiguous to current city limits and the petition has been signed by 100% of the landowners. In accordance with IC 36-4-3-3.1, staff will present a "written fiscal plan" at Final Reading before adoption of the annexation ordinance.	
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 Deny Approval Option)	1.	Hold 1 st Reading & Public Hearing
	2.	Continue
	3.	Take no action
	4.	
PROJECT TIMELINE	July 20, 2026 - Proposed 1st Reading & Public Hearing - City Council August 17, 2026 - Proposed Final Reading & Fiscal Plan - City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold 1st Reading and the Public Hearing for the Buckhaven property, located at 11798 & 11842 131 st Street (ANX-26-2)	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Draft Ordinance	

ORDINANCE NO. 072026H
AN ORDINANCE ANNEXING CERTAIN REAL ESTATE
TO THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

WHEREAS, the City of Fishers, Hamilton County, Indiana (“City”), in accordance with Ind. Code §36-4-3-5.1, wishes to annex an area consisting of approximately 1.0 acres located outside of but contiguous to the City, those areas being more particularly described in Exhibit A, attached hereto and incorporated herein, and further depicted in Exhibit B, attached hereto and incorporated herein (the “Annexed Territory”);

WHEREAS, in accordance with Ind. Code §36-4-3-5.1(e), on or around July 20, 2026, the City Council held a duly noticed public hearing regarding the Annexed Territory;

WHEREAS, the Common Council has determined, in accordance with Ind. Code §36-4-3-5.1, the petition requesting voluntary annexation is signed by 100% of the owners of land within the Annexed Territory;

WHEREAS, in accordance with Ind. Code §36-4-3-1.5, the Common Council has determined that that Annexed Territory is contiguous as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City;

WHEREAS, on or around August 17, 2026, in accordance with Ind. Code §§ 36-4-3-3.1 and 36-4-3-13, the Common Council adopted a Written Fiscal Plan for the Annexed Territory; and

WHEREAS, the Common Council now desires to annex the Annexed Territory generally known as the Brooks Property.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Fishers, Hamilton County, Indiana as follows:

- Section 1.** **Contiguity.** The petition requesting voluntary annexation for the Annexed Territory, further described in Exhibit A, attached hereto and incorporated herein, and graphically depicted in Exhibit B, attached hereto and incorporated herein, is signed by 100% of the owners of land within the Annexed Territory and is contiguous to the City boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the boundaries of the City.
- Section 2.** **Annexed Territory.** The real estate containing approximately 1.0 acres more or less legally described in Exhibit A attached hereto and incorporated herein, and graphically depicted in Exhibit B attached hereto and incorporated herein, generally to be known as the Brooks Property, is hereby annexed to and declared to be a part of the City of Fishers, Indiana.
- Section 3.** **Council District.** The above-described real estate is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this ordinance.

Section 4. **Effective Date.** This ordinance shall be in full force and effect September 17, 2026 and as provided by Indiana law.

Section 5. All ordinances or parts thereof in conflict herewith are hereby repealed.

SO ORDAINED by the Common Council of the City of Fishers, Indiana, on this 17th Day of August 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 was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ 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 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
Legal Description of Real Estate

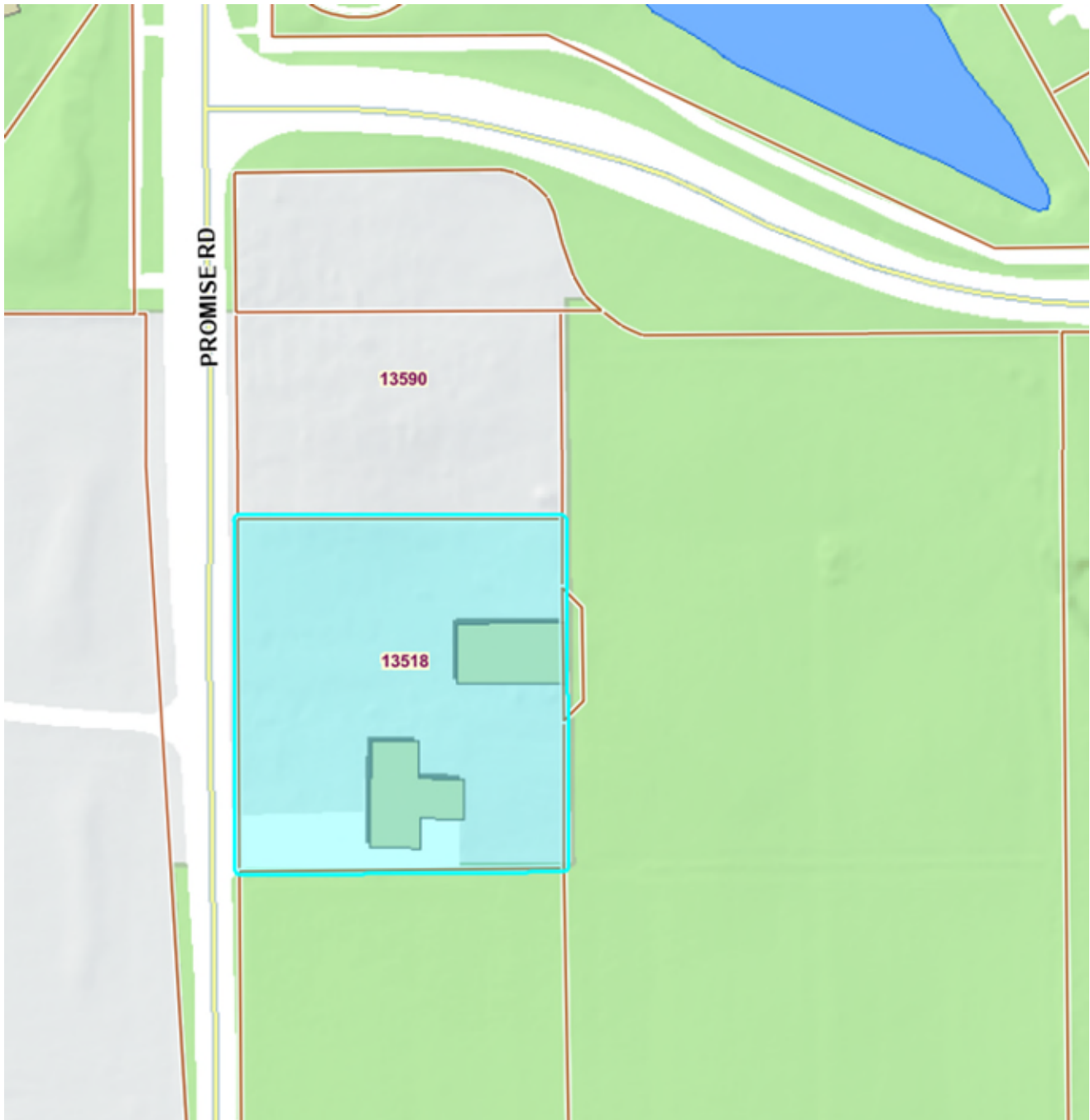
A part of the Northwest Quarter of Section 28, Township 18 North, Range 5 East, in Hamilton County, Indiana, described as follows:

Begin at a point, 126.0 feet South of the Northwest corner of the East Half of the Northwest Quarter of Section 28, Township 18 North, Range 5 East; thence East on and along the South line of Lowery Cemetery Plot, 210.0 feet to a corner post and iron stake; thence South parallel with the West line of said East Half, 207.4 feet to an iron stake; thence West parallel with the North line of the Plot, 210.0 feet to intersection with the West line of said East Half; thence North on and along said West line, 207.4 feet to the place of beginning, containing 1.0 acres, more or less.

Also including: the entire width of any unincorporated rights-of-way that are contiguous with the above-described real estate.

13518 Promise Road Fishers, IN 46038
Parcel No. 13-11-28-00-00-003.000

EXHIBIT B
Graphic Depiction of Real Estate



13518 Promise Road Fishers, IN 46038
Parcel No. 13-11-28-00-00-003.000



Council Action Form

MEETING DATE	July 20, 2026			
TITLE	Request to approve a voluntary annexation of 1.0 acre, known as the Brooks property. Subject site has a common address of 13518 Promise Road (ANX-26-3)			
SUBMITTED BY	Name & Title: Ross Hilleary, Assistant Director of Planning Department:			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
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