



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee

DATE: 9/2/2026 at 4:00 PM

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

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

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

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. 8-5-26 Draft Minutes

4. Public Hearings

a. Fishers Fieldhouse

Parcel: 15-15-06-00-00-016.000

Case: PP-26-8

Request: Request to approve a Primary Plat of 2 lots on 28.23 acres, known as the Fishers Fieldhouse property.

Petitioner: Casey Fiacable on behalf of Buckingham Companies

Planner: Ross Hilleary

b.

Randall Sisters Hilltop Estates

Address: 10569 E 116th Street

Parcel: 19-15-05-00-00-012.002, 13-15-05-00-00-012.000, 13-15-05-00-00-012.003

Case: PP-26-5

Request: Request to approve a Primary Plat of 3 lots on 5.89 acres, known as the Randall Sisters LLC properties. Subject site has common addresses of 10569 E 116th St and 10571 E 116th Street.

Petitioner: Nathan Althouse

Planner: Christy Cashin

5. Old Business

6. New Business

a. Minor Plat

10075 E 121st Plat

Address: 10075 E 121st Street

Parcel: 13-11-32-00-00-036.000

Case: PP-26-7

Request: Request to approve a Primary Plat of 3 lots on 2.94 acres known as the Fishers Barndominiums. Subject site is generally located south of E 121st Street, with a common address of 10075 E 121st Street.

Petitioner: Justin Hoffman, Brooks 1st Construction

Planner: Christy Cashin

7. Staff Communication

8. Board Signatures – Findings of Fact

9. Adjournment

**City of Fishers
Plat Committee MINUTES
August 5, 2026**

A roll call was taken - members present - Ross Hilleary, Selina Stoller, Hatem Mekky.
Others present: Rodney Retzner from Krieg DeVault, Christy Cashin, Kay Prange, Grace Wiley. Also, Krista Baker, Susan Melton, Chris and Mary L., Brandon Knox, Sue Follmer, Colton Garland, Brooke Garland, Scot Barnes, Matt Burke, Karen Collins, John Berger, Casey Fincable, Stephen Franks, Brett Davis.

Mr. Mekky asked for a Motion for approval of 6-3-26 Minutes. Mr. Hilleary made a Motion to approve, seconded by Ms. Stoller. The Minutes were approved 3-0.

Barland Homestead

Address: 10638 Cyntheanne Rd

Parcel: 13-16-05-00-00-020.003

Case: PP-26-3

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

Petitioner: Garrick Walton, Cross County Consulting

Planner: Christy Cashin

This is a Minor Plat. Subdividing one lot into 2 lots.

Mr. Mekky asked for a Motion. Mr. Hilleary made a Motion, Seconded by Ms. Stoller. The Motion was approved, 3-0.

Crossing Contrast

Address: 0 USA Parkway

Parcel: 15-15-06-00-00-001.103

Case: PP-26-6

Request: Request to approve a Primary Plat of 2 lots on 8.24 acres and new public right-of-way known as Block B of the Crossing at Fishers District. Subject site is generally located at south of the USA Parkway roundabout, with a common address of 0 USA Parkway.

Petitioner: Casey Fiacable, Kimley-Horn

Planner: Christy Cashin

This is a lot by the roundabout at Fishers District. Will be subdivided into 1 or 2 lots.

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

Prairie Reserve

Address: 13375 Prairie Baptist Rd

Parcel: 13-11-25-00-00-008.000, 13-11-25-00-00-009.000, 13-11-25-00-00-010.002

Case: PP-26-4

Request: Request to approve a Primary Plat of 26 lots on 17.52 acres, known as the Saratoga Holdings LLC property. Subject site is generally located west of Prairie Baptist Rd at Silverleaf Blvd, with a common address of 13375 Prairie Baptist Rd.

Petitioner: Karen Collins, CEC Inc.

Planner: Christy Cashin

This is 3 lots turning into 26 lots. Mr. Mekky opened the Public Hearing. Matt Burke is not opposed to development. 136th and Prairie Baptist need improvements. This is a 5-year process. Staff recommends approval with all TAC comments addressed.

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

The meeting was adjourned at 4:25.

DRAFT

Drawing name: K:\IND\DEV\170291022-Buckingham_Fishers Sports Complex_Fishers_JN2 Design\CADD\Primary Plat\Primary Plat.dwg CS3.0 Aug 11, 2026 5:31pm by: CaseyFiacello
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.

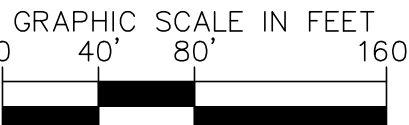
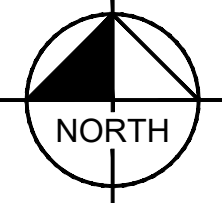
PRIMARY PLAT FISHERS FIELDHOUSE

PP 26-8

PART OF THE SOUTHWEST QUARTER OF SECTION 06,
T17N, R5E HAMILTON COUNTY, INDIANA

Indiana Utilities Protection Service

Call 811
before you dig



BENCHMARKS

ORIGINATING BENCHMARK:

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY THE INDOT NETWORK. THE COORDINATE VALUES SHOWN ARE IN US SURVEY FEET IN THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD_83 (2011), EPOCH 2010.00.

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON THE INDOT NETWORK AND ARE ON THE 1988 NORTH AMERICAN (NAVD 88), US SURVEY FEET. THE ORTHOMETRIC ELEVATION WAS DERIVED UTILIZING THE MOST RECENT GEODAL MODEL, GEOID 18. IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

SITE BENCHMARKS:			
CP 250	N: 1710467.71	E: 231275.02	Elev: 809.63'
5/8" REBAR WITH SCHNEIDER CONTROL CAP SET.			
CP 251	N: 1710459.59	E: 232080.17	Elev: 814.96'
5/8" REBAR WITH SCHNEIDER CONTROL CAP SET.			
CP 252	N: 1710537.62	E: 230783.58	Elev: 809.32'
5/8" REBAR WITH SCHNEIDER CONTROL CAP SET.			
CP 253	N: 1710932.24	E: 230749.75	Elev: 811.45'
5/8" REBAR WITH SCHNEIDER CONTROL CAP SET.			
CP 254	N: 1711231.72	E: 230746.24	Elev: 810.34'
5/8" REBAR WITH SCHNEIDER CONTROL CAP SET.			
TBM 'A'	N: 1710396.30	E: 231537.57	Elev: 811.12'
CUT 'X' NORTH SIDE OF LIGHT POLE BASE			
TBM 'B'	N: 1710394.84	E: 232086.32	Elev: 816.82'
CUT 'X' NORTH SIDE OF LIGHT POLE BASE			

NOTES:

DESIGN AND CONSTRUCTION SHALL COMPLY WITH CURRENT FISHERS CONSTRUCTION SPECIFICATION AND STANDARD CONSTRUCTION DETAILS.

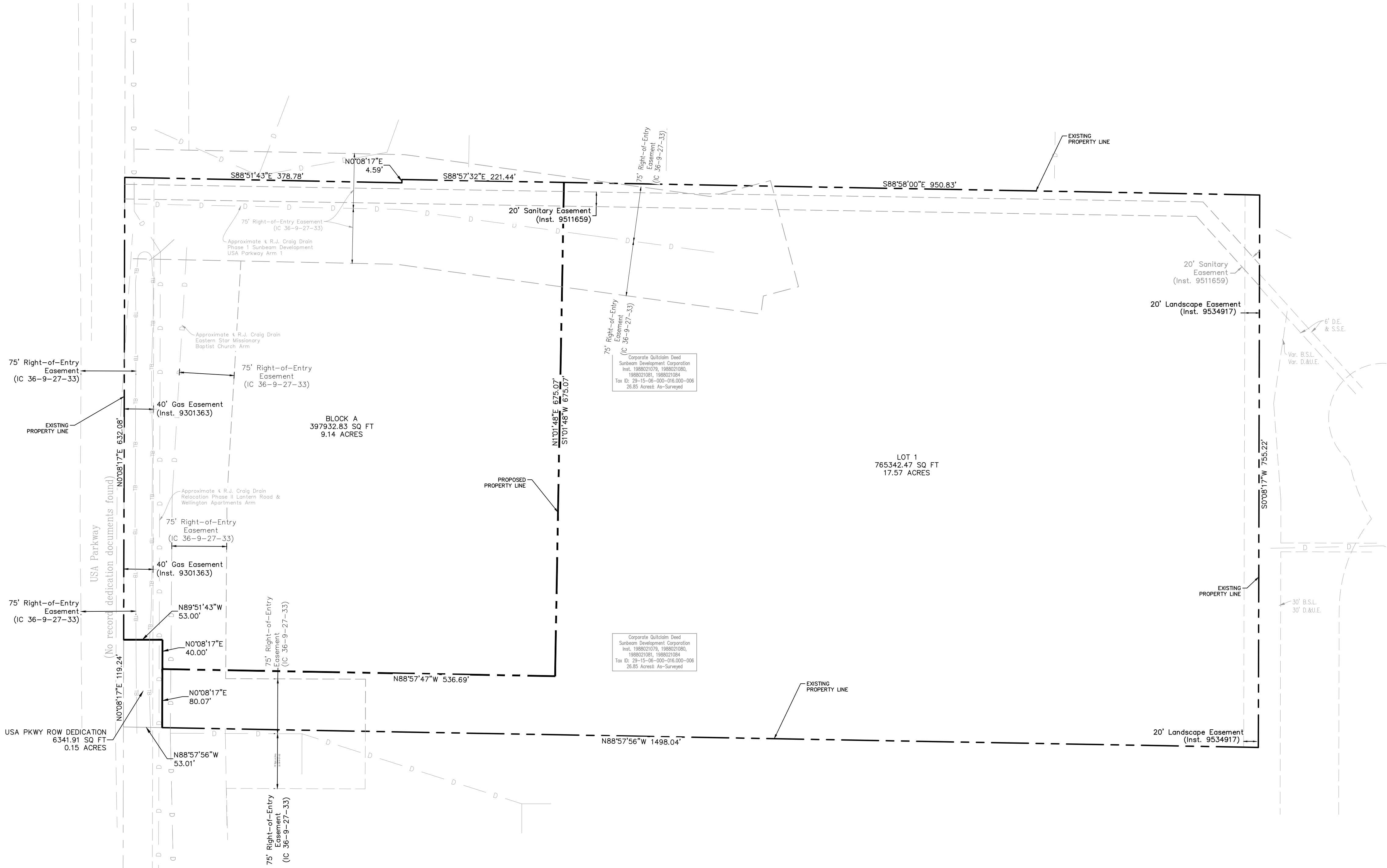
DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
PER THE CURRENT FLOOD INSURANCE RATE MAP NUMBER 180575C02340 EFFECTIVE NOVEMBER 19, 2014, THE SITE IS LOCATED IN ZONE "X", INDICATING IT LIES OUTSIDE OF THE 500-YEAR FLOOD LIMITS.

SUBDIVIDER

BUCKINGHAM COMPANIES
941 N. MERIDIAN ST.
INDIANAPOLIS, IN 46204
(317) 506-1843

PREPARED BY

KIMLEY-HORN & ASSOCIATES, INC
500 E. 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
(317) 218-9560



Kimley-Horn

©2026 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

AS NOTED
DESIGNED BY: AMS
DRAWN BY: TTT
CHECKED BY: CWF

DESIGN AND CONSTRUCTION SHALL COMPLY WITH CURRENT FISHERS CONSTRUCTION SPECIFICATION AND STANDARD CONSTRUCTION DETAILS.

BUCKINGHAM COMPANIES
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INDIANAPOLIS, IN 46204
(317) 506-1843

PREPARED BY
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500 E. 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
(317) 218-9560

PRIMARY PLAT

FISHERS FIELDHOUSE
USA PARKWAY,
FISHERS, IN 46037

ORIGINAL ISSUE:
7/1/2026
KHA PROJECT NO.
170291022
SHEET NUMBER

1



Plat Committee Staff Report

Meeting Date: September 2, 2026

DEPARTMENT CONTACT:

Ross Hilleary

CASE NUMBER:

PP-26-8

PETITIONER:

Casey Fiacable on behalf of Buckingham

PROPERTY ADDRESS/LOCATION:

15-15-06-00-00-016.000

REQUEST: Request to approve a Primary Plat of 2 lots on 28.23 acres, known as the Fishers Fieldhouse property. Subject site is generally located on the southeast corner of USA Drive and USA Parkway.

APPLICABLE REGULATIONS:

City of Fishers UDO

EXISTING ZONING:

Sunbeam PUD

FISHERS 2040:

Employment Node

LOT SIZE: 28.23 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve

☐ Continue

☐ Deny

☐ No Recommendation

ZONING HISTORY:

This property is zoned Sunbeam PUD and I-69 Overlay District the City of Fishers Unified Development Ordinance (UDO).



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Casey Fiacable of Kimley-Horn, on behalf of the Buckingham Companies, requests approval of a Primary Plat to subdivide one lot into one block and one lot for the construction of the Fishers Fieldhouse.

Lot Standards:

All lots meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Vehicular access to both lots will be provided via a drive.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements including a pedestrian path along USA Parkway and internal pedestrian paths of travel.

Open Space and Landscaping:

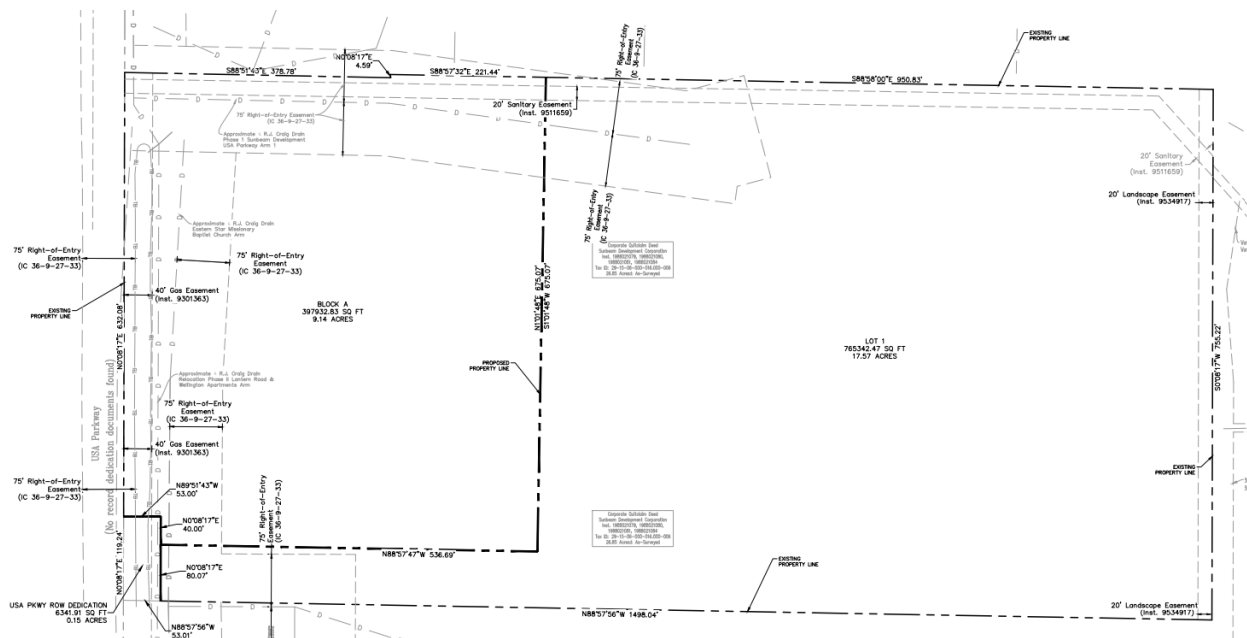
Future development will be required to meet minimum open space and landscaping requirements under the UDO.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.



Proposed Primary Plat

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on July 30, 2026.

Staff recommends approval with the following conditions:

- 1) All TAC comments are addressed including any Right-of-Way.

A public hearing is required for this item.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation



Plat Committee Staff Report

Meeting Date: September 2, 2026

DEPARTMENT CONTACT:

Christy Cashin

CASE NUMBER:

PP-26-5

PETITIONER:

Nathan Althouse

PROPERTY ADDRESS/LOCATION:

10569 E 116th St and 10571 E 116th St

REQUEST: Request to approve a Primary Plat of 3 lots on 5.89 acres, known as the Randall Sisters LLC properties. Subject site has common addresses of 10569 E 116th St and 10571 E 116th Street.

APPLICABLE REGULATIONS:

City of Fishers UDO

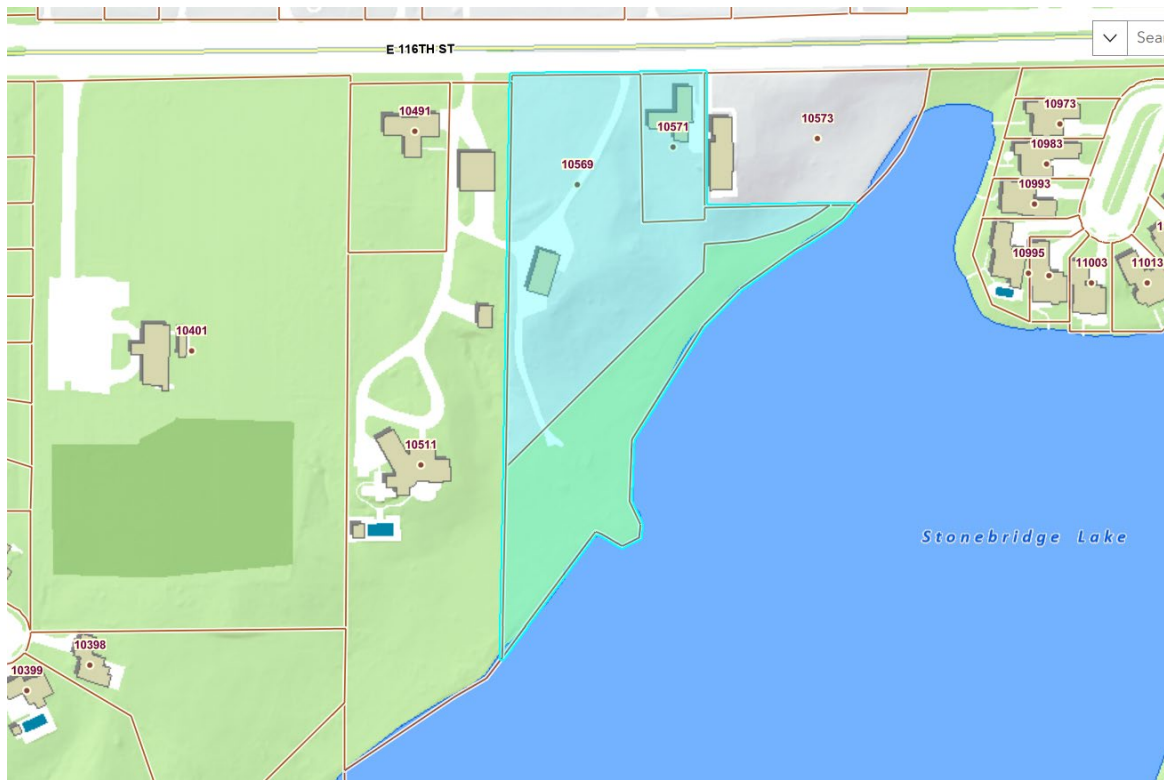
EXISTING ZONING:

R2 Residential Zoning

FISHERS 2040:

Suburban Residential

LOT SIZE: 5.89 acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve

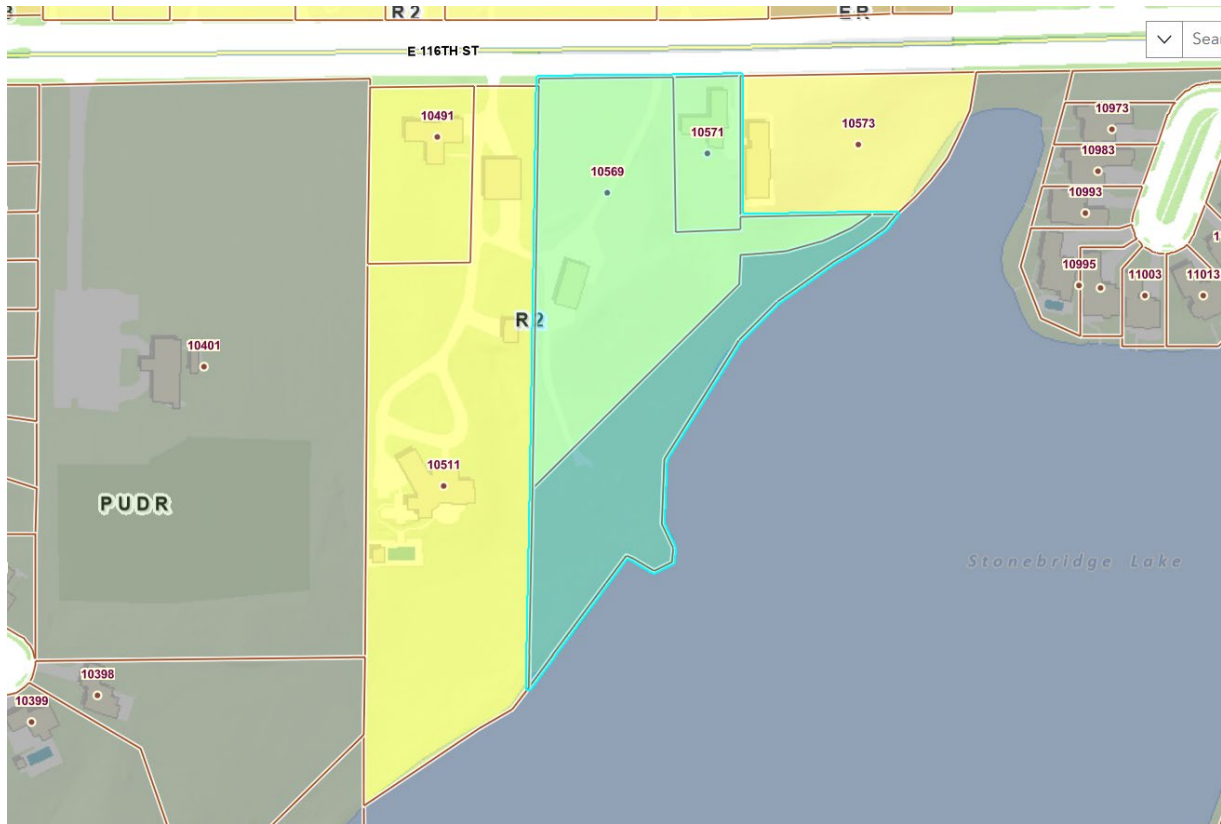
☐ Continue

☐ Deny

☐ No Recommendation

ZONING HISTORY:

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



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

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

Lot Standards:

All lots meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Vehicular access to Lots 1 and 2 will be provided via an existing shared access point on Lot 2 and an access easement along the northern property line. Access to Lot 3 will be maintained through the existing driveway.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

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

Utilities:

Development will connect to all major utilities.

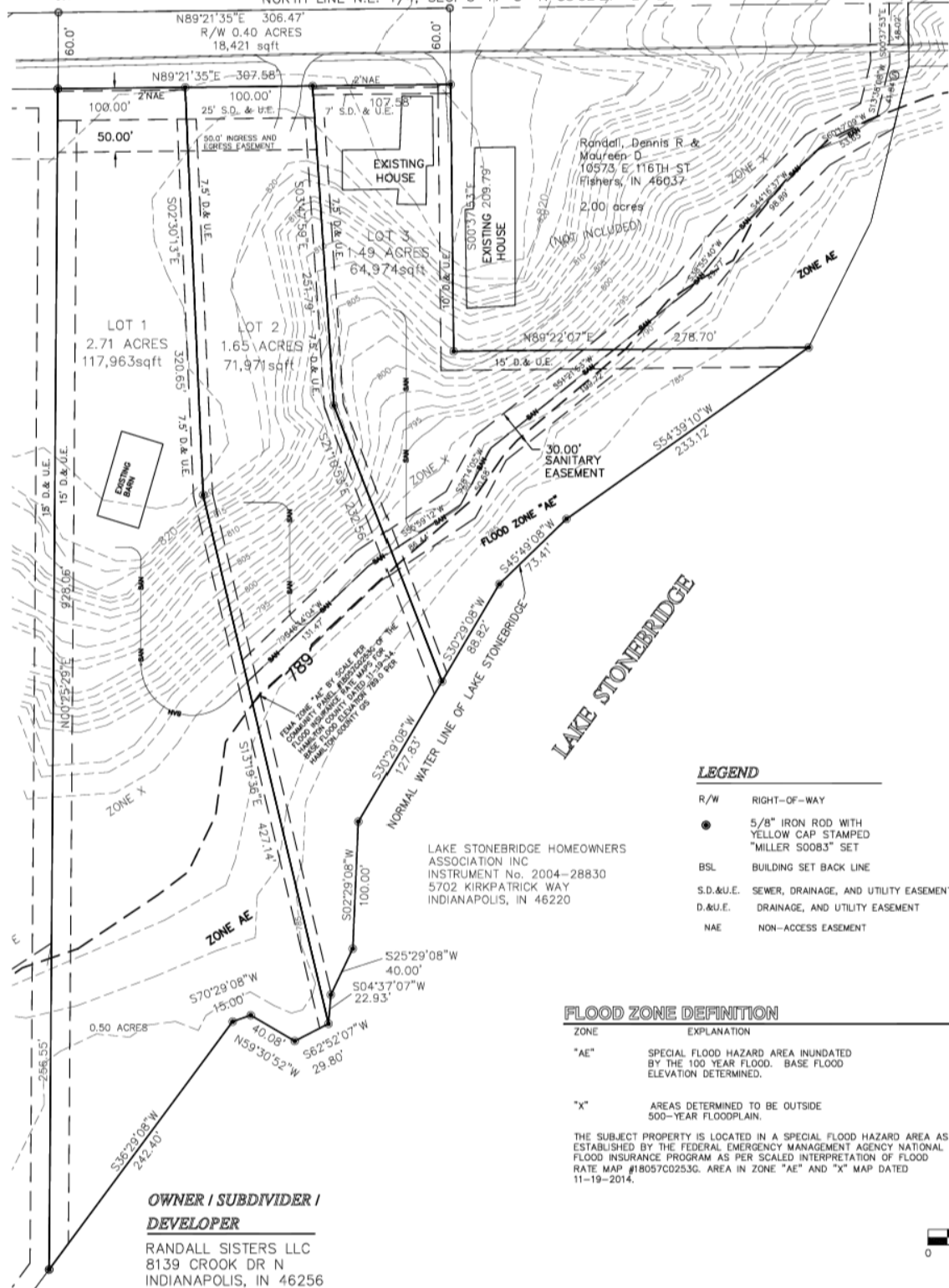
Waivers Requested:

None.

EC. 32-18-5
N88°52'27"E
831.18'

116TH STREET

NORTH LINE N.E. 1/4, SEC. 5-17-5 N/88°52'27" E 2410.46'



STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on July 30, 2026.
Staff recommends approval with the following conditions:

- 1) All TAC comments are addressed.

STAFF RECOMMENDATION☒ Approve☐ Continue☐ Deny☐ No Recommendation



Plat Committee Staff Report

Meeting Date: September 2, 2026

DEPARTMENT CONTACT:

Christy Cashin

CASE NUMBER:

PP-26-7

PETITIONER:

Justin Hoffman, Brooks 1st Construction

PROPERTY ADDRESS/LOCATION:

10075 E 121st Street

REQUEST: Request to approve a minor Primary Plat of 3 lots on 2.94 acres known as the Fishers Barndominiums. Subject site is generally located south of E 121st Street, with a common address of 10075 E 121st Street.

APPLICABLE REGULATIONS:

City of Fishers UDO

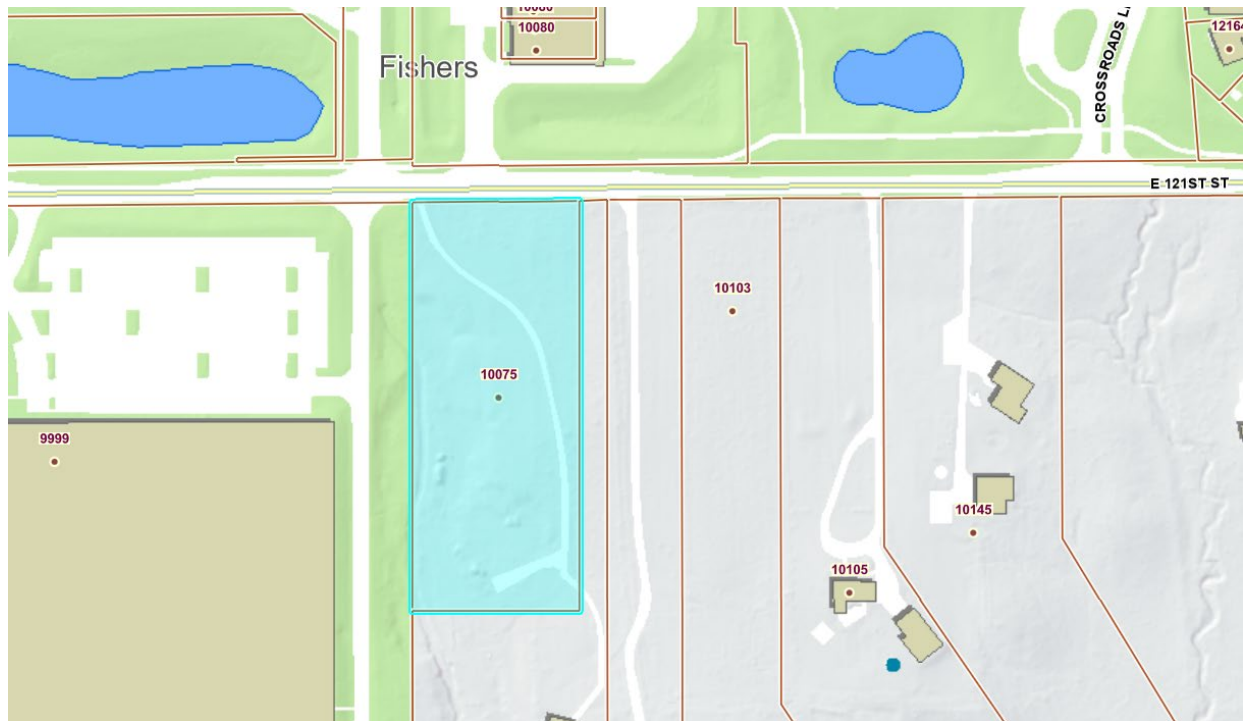
EXISTING ZONING:

R2 Residential Zoning

FISHERS 2040:

Estate Residential

LOT SIZE: 2.94 acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve

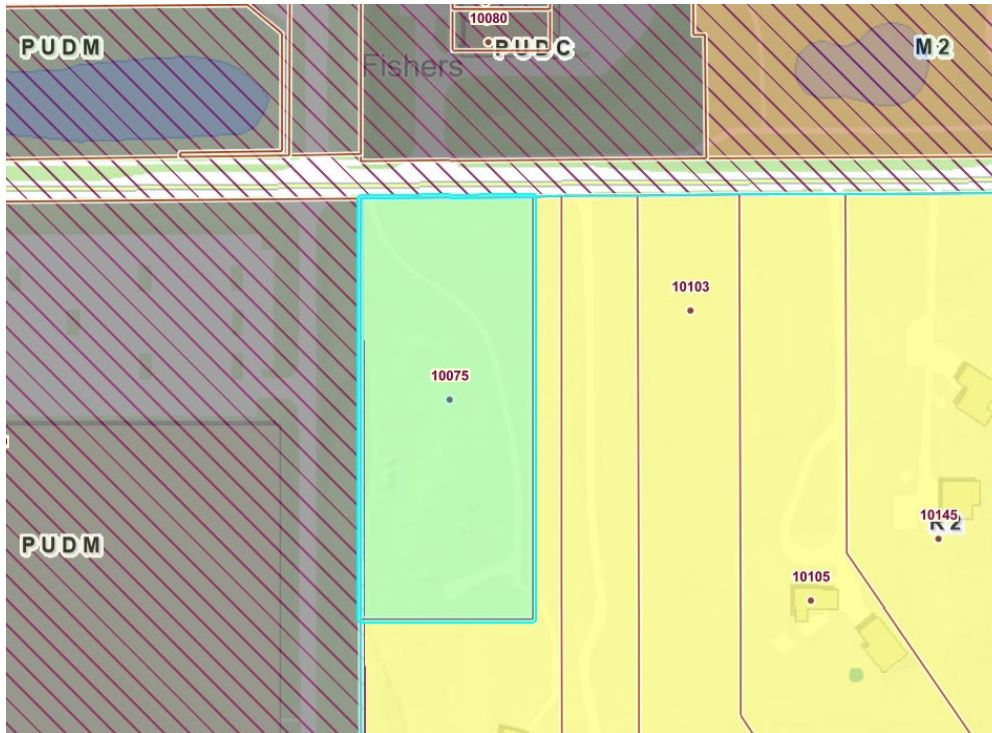
☐ Continue

☐ Deny

☐ No Recommendation

ZONING HISTORY:

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



Zoning Map

SUMMARY OF PUBLIC COMMENTS:

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

PETITION OVERVIEW:

Justin Hoffman, on behalf of the property owner, requests approval of a Primary Plat to subdivide one single-family lot into three single-family residential lots.

Lot Standards:

All lots meet the minimum requirements of the UDO, where applicable.

Vehicular Access & Street Design:

Vehicular access to all lots will be provided via a private driveway in an access easement.

Pedestrian Improvements:

Future development will be required to meet pedestrian network improvements.

Open Space and Landscaping:

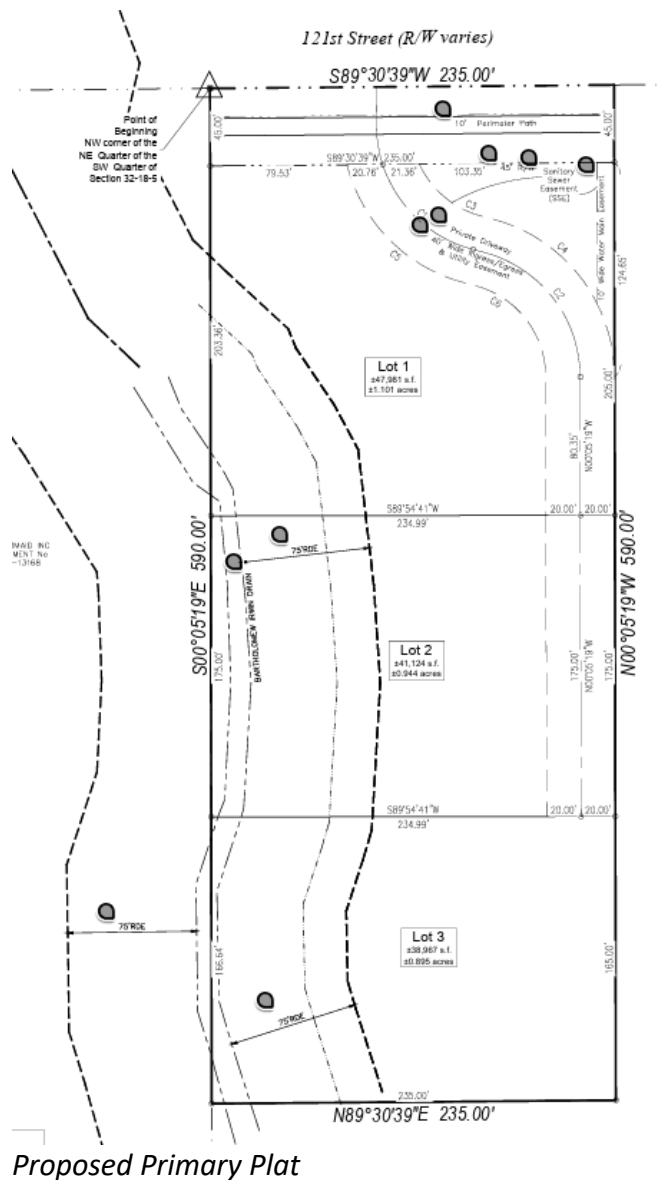
Future development will be required to meet minimum open space and landscaping requirements under the UDO.

Utilities:

Development will connect to all major utilities.

Waivers Requested:

None.



STAFF RECOMMENDATION:

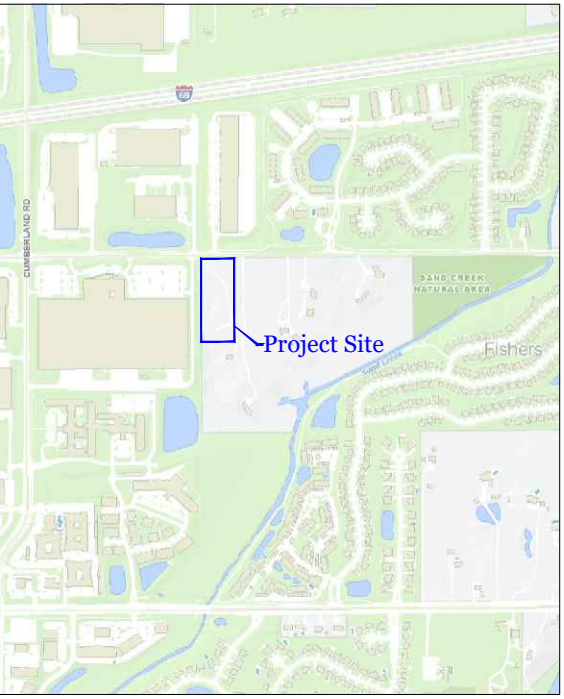
The Primary Plat went before the Technical Advisory Committee (TAC) on July 30, 2026.
Staff recommends approval with the following conditions:

- 1) All TAC comments are addressed.

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

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation



Vicinity Map (n.t.s.)

Legal Description per Document Number 2025049500:

A part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 5 East, Hamilton County, Indiana, described as follows:

Begin at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 32, Township 18 North, Range 5 East; thence South on and along the West line of said Northeast Quarter of the Southwest Quarter 590.0 feet to a point; thence East parallel with the North line of said Quarter 235.0 feet to a point; thence North parallel with the West line of this Tract 590.0 feet to the intersection with the North line of said Southwest Quarter; thence West 235.0 feet to the place of beginning. Containing 3.075 acres more or less.

Deed of Dedication:

I, the undersigned Toby Buck, owner of the real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Fishers Barndominiums, an addition to the City of Fishers, Indiana. All streets, alleys, parks, and other public lands shown and not heretofore dedicated, are hereby dedicated to the public.

Front, Rear and Side yard building setback lines are hereby established as shown on this plat, between which lines and the lines of the Ingress-Egress Easement, there shall be erected or maintained no building or structure.

There are strips of ground, shown and labeled Utility Easement, Sanitary Main Easement, Water Main Easement, reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines, wires, storm sewers, and stormwater drainage swale, subject at all times to the proper authorities and to the easements herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

Witness our hands and seal this _____ day of _____, 2026.

Toby Buck

[illegible]

Before me, the undersigned, a Notary Public in and for said County and State, this ____ day of _____, 2026, personally appeared Toby Buck and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

()Notary Public

My Commission Expires: _____
My County of Residence is: _____

CERTIFICATE OF SURVEYOR

I, Justin W. Hoffman, hereby certify that I am a Professional Land Surveyor lawfully registered to practice in the State of Indiana; that this plat correctly represents a subdivision of the lands surveyed within the cross referenced survey plat; that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the aforementioned survey, or any prior subdivision plats contained therein, on any lines that are common with the new subdivision; that I have established the lots in the foregoing plat in accordance with the true and established boundaries thereof; and that all corners have been marked by steel rebars 30 inches long and 5/8 inches in diameter with plastic caps imprinted "BROOKS 1ST FIRM #0143" or as otherwise noted. 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. Printed name: Justin W. Hoffman.

Justin W. Hoffman
Indiana Professional Surveyor

SURVEY CROSS-REFERENCE STATEMENT:

The boundary of this PLAT is shown as it is represented on an ALTA/NSPS Land Title Survey of the property, performed by Miller Surveying, Inc., dated 04/17/2025.

A Primary Plat of:

Fishers
Barndominiums

Part of the Southwest Quarter of
Section 32, Township 18 North,
Range 5 East
Hamilton County, Indiana

PP-26-7

Owner:
Toby Buck
6310 Senate Court
Pendleton, IN 46064

Developer:
Keith Dedrick
Corporate Commercial Group
11495 N. Pennsylvania
Carmel, IN 46032
(317) 502-3622

Zoning: R2

Professional Surveyor:
Justin W. Hoffman, PE, PS
Brooks Construction
Company, Inc.
6525 Ardmore Avenue
Fort Wayne, IN 46809
(260) 478-1990
jwhoffman@Brooks1st.com

NOTES

1. All buried utilities shall allow for the proposed swale grades as shown on the engineering plans.
2. According to the Flood Insurance Rate Map (FIRM) number 18057C0253G, effective date 11/19/2014, the herein described real estate is located in Zone "X", as said Zones plot by scale (subject to map scale accuracy).

Curve Table				
Curve #	Length	Radius	Chord Length	Bearing
C1	75.27'	75.00'	72.15'	S46°44'16"E
C2	98.70'	75.00'	91.73'	S37°47'20"E
C3	48.76'	55.00'	47.18'	S50°05'29"E
C4	125.02'	95.00'	116.19'	S37°47'20"E
C5	101.59'	95.00'	96.82'	S44°51'17"E
C6	72.38'	55.00'	67.27'	S37°47'20"E

