



Fishers Nickel Plate Review Committee
Minutes
5/22/2024

BOARD/COMMISSION: Nickel Plate Review Committee Meeting

DATE: 5/22/2024

DIRECTIONS: Fishers Pavilion Conference Room, 10 Municipal Drive, Fishers, Indiana 46038

1. Call to Order & Pledge of Allegiance

The Nickel Plate Review Committee was convened by Jamie Nieves at 5:00 p.m. The meeting was held at LaunchFishers Theater.

2. Oath of Office- Mandy Leverenz

Mandy Leverenz signed the Oath of Office.

3. Roll Call

A roll call was taken and those members present were: Jamie Nieves, Selina Stoller, Mandy Leverenz. Rich Block was not present. Emily Bowman resigned from the NPRC on 5/22/24. Others in attendance: Ross Hilleary, Kay Prange, Rob McMurray, Andrew Wojcik, Sue and Jack Follmar. Approval of the Minutes from the 1-11-24 meeting will be rolled over to the June meeting, if held, since only 2 members at today's meeting were present in January.

4. Elections

- a. • President
- Vice-President

Ms. Nieves opened the meeting to Elections. She asked for a nomination for President. Selina Stoller nominated Jamie Nieves as President, seconded by Mandy Leverenz. Jamie Nieves nominated Selina Stoller as Vice-President, seconded by Mandy Leverenz. Both nominations were approved, 3-0.

5. Approval of Previous Minutes

- a. 1-11-24

6. 11466 Lantern Road

- a. Parcel: 15-15-06-01-01-027.000
Address: 11466 Lantern Road
Case: NPR-24-1
Request: To approve site design and architecture for the 2,100 sq ft infill mixed use development including a boutique restaurant.
Petitioner: Darren Peterson (dpeterson@petersonarchitecture.com) on behalf of Andrew Wojcik
Planner: Ross Hilleary, Director (hillearyr@fishers.in.us)

Ross Hilleary presented the site design and architecture for the property. The previous house was demo'd. A new house will be built, all new construction, which will be mixed use and a restaurant/bakery. Staff recommends approval with 3 waivers:

- Side setback of 28 ft.
- Façade will not be masonry
- Surface parking in Village Center.

Andrew Wojcik is the owner. He presented his concept which is a Wholesale bakery and deli which will serve customers from the front and side door. He will live upstairs. Selina Stoller discussed her thoughts on the project with Mr. Wojcik. She is comfortable with the use and it was confirmed that the business and the home cannot be sold separately. She asked that Andrew work with Staff on elevations, thinking of railings, awnings, adding dimension. Selina Stoller asked if P & Z is comfortable with moving forward: Ross Hilleary confirmed that we can move forward. Staff supports outdoor dining on the front porch only. Ms. Stoller made a Motion to approve NPR-24-1, with the following conditions: Continue to work with staff on elevations. Outdoor seating TAC comments addressed. The 3 waivers for setback, façade, and parking. The Motion was seconded by Ms. Nieves. The Motion was approved, 3-0.

7. New Business

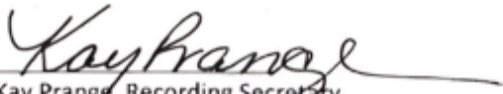
8. Old Business

9. Staff Communication

10. Adjournment

The meeting was adjourned at 5:30 p.m.

Respectfully submitted,



Kay Prange, Recording Secretary

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