



**Fishers Plan Commission
Minutes
9/6/2023**

BOARD/COMMISSION: Plan Commission Meeting

DATE: 9/6/2023

DIRECTIONS: Fishers Municipal Center Theater, 1 Municipal Drive, Fishers IN 46038

1. Call to Order

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

2. Pledge of Allegiance to The Flag of The United States

3. Roll Call

Mr. Stevenson confirmed quorum and called the meeting to order. A roll call was taken and those members present were: Rick Fain, Bill Stuart, Selina Stoller, Howard Stevenson, Steve Richards, Bruce Molter, Kim Logan, Todd Zimmerman. Pete Peterson and Katie Jackson were not present. Others present: Rodney Retzner, Megan Vukusich, Lindsey Bennett, Kay Prange, Ross Hilleary, Spencer Heffron, Bre King, Don Stuart, Tim Cullen, Stephanie Truchan, Robert Thompson Jr., Todd May.

4. Approval of Previous Minutes

a. 8-2-23

Mr. Stevenson asked for a Motion to approve the Minutes from the 8-2-23 meeting. Ms. Logan made a Motion to approve, seconded by Ms. Stoller. The Minutes were approved, 8-0

5. Public Hearings

a. Flat Fork PUD

Case: RZ-23-3 CONTINUED FROM AUGUST MEETING AND REQUESTED CONTINUANCE TO OCTOBER

Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road

Request: Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 220 single-family homes on the north

side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia.
Petitioner: NVR, Inc. (d/b/a Ryan Homes)
Planner: Megan Vukusich, vukusichm@fishers.in.us

Megan Vukusich presented the request from Ryan Homes for an additional continuance. They are working on the commercial aspect of the original Rezone request. Staff supports. Mr. Stevenson asked for a Motion. Mr. Fain made a Motion to approve the continuance, seconded by Mr. Molter. The Motion was approved, 7-1.

b. Gray Eagle Golf Course

Case: TA-23-3 CONTINUED FROM AUGUST MEETING

Address: 12500 Brooks School Rd Request: Consideration of a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system and restaurant use on Parcel 9.

Petitioner: Stephanie J. Truchan with Krieg DeVault as agent for Gray Eagle Golf, LLC

Planner: Megan Vukusich, vukusichm@fishers.in.us

Ross Hilleary presented the Staff Report for the Text Amendment for barrier netting and a new clubhouse/restaurant at Gray Eagle. This has already been approved by the PUD Committee. One letter has been received in support and one has been received in opposition to the netting. Staff recommends approval. Stephanie Truchan of Krieg DeVault presented the Petitioner Packet and noted that the meeting took place with the Graystone residents on 8/23/23 addressing their concerns.

Mr. Stevenson opened the Public Hearing. Seeing no one from the Public to speak, he closed the Public Hearing. Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Ms. Logan. The Motion was approved, 8-0.

6. New Business

a. RDC Resolution - District South Allocation Area

Megan Vukusich presented the Allocation Area Resolution for District South. The Resolution was approved by the RDC on 9-5-23. The role of the Plan Commission is to confirm that the development aligns with the Fishers 2040 Plan. Staff recommends approval. Mr. Stuart confirmed the status of the two properties on the map which are not part of the allocation Area. Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to send a favorable recommendation to City Council, seconded by Mr. Stuart. The Resolution was approved, 8-0.

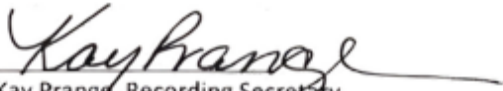
7. Staff Communication

8. Summary of Council Action

9. Adjournment

Mr. Stevenson closed the meeting by thanking Megan Vukusich, Director of Planning and Zoning, for her service to the City and the Plan Commission as she moves on to new challenges with the City of Indianapolis. The Meeting was adjourned at 6:15 p.m.

Respectfully submitted,


Kay Prange, Recording Secretary

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