



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 7/12/2023, at 4:00 PM

DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

Members of the public are encouraged to [submit comments to the board via form submittal](#) before 12 pm on the day of the meeting.

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

a. 5-3-23

4. Public Hearings

a. **Parkside Lots 22 & 23**

Address: 12953 Publishers Drive

Case: PP-23-2

Request: to approve a Primary Plat of 2 lots on 3.7 acres, known as the Publisher's Drive property.

Petitioner: Kylie Bright-Schuler, kbright@structurepoint.com

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

- 5. Old Business**
- 6. New Business**
- 7. Staff Communication**
- 8. Board Signatures – Findings of Fact**
- 9. Adjournment**

**CITY OF FISHERS
Plat Committee
MINUTES
May 3, 2023**

The Plat Committee convened at 4:00 p.m. at Launch Fishers.

A roll call was taken- members present: Megan Schaefer, Jason Taylor, Selina Stoller

Members absent: None

Others present: Rodney Retzner, Megan Vukusich, Kay Prange, Tracy Gaynor, Ross Hilleary, Bre King, Tristen Carrithers, Jesse Pohlman, Gabrielle Gonzalez

Previous Minutes of the 3-1-23 meeting were approved. Ms. Stoller made a Motion to approve, seconded by Mr. Taylor. The Minutes were approved, 3-0.

PUBLIC HEARING

Cyntheanne Woods

Parcel: 13-12-29-00-00-019.000

Case: PP-23-1

Request: To approve a Primary Plat of 61 lots on 41.79 acres, known as Cyntheanne Woods. Subject site is generally located Southeast of the corner of 136th and Cyntheanne.

Petitioner: Brett Huff (brett.huff@kimley-horn.com)

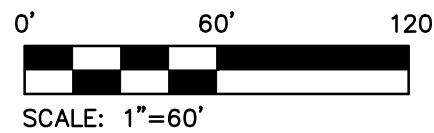
Planner: Bre King, Senior Planner (kingb@fishers.in.us)

Bre King presented the Staff Report. The site meets all PUD requirements with no waivers. Staff recommends approval.

Mr. Taylor opened the Public Hearing portion of the meeting. There was no one from the Public to speak about the Plat. He then closed the Public Hearing.

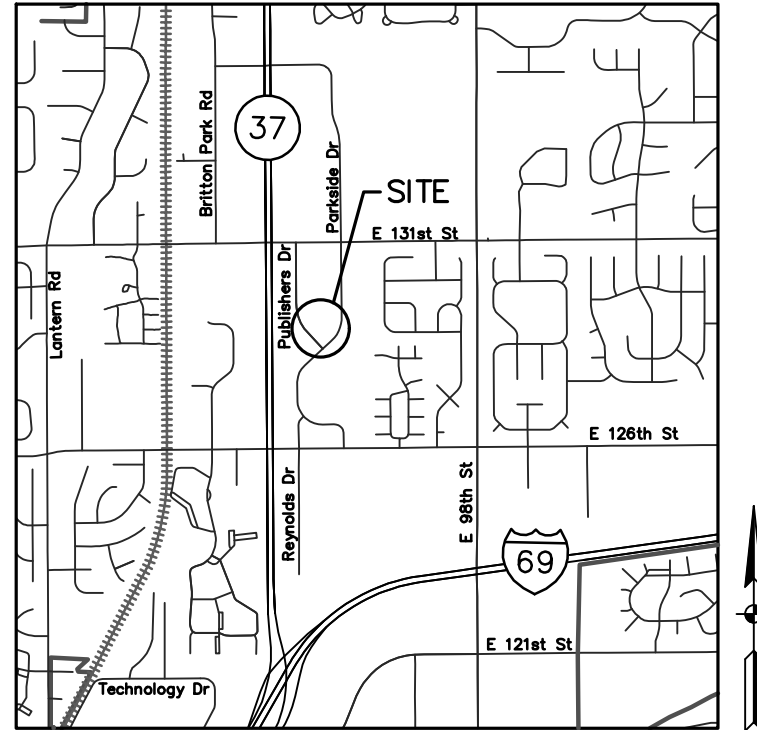
Mr. Taylor asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Ms. Vukusich. The Motion was approved, 3-0.

The Meeting was adjourned at 4:04 PM.



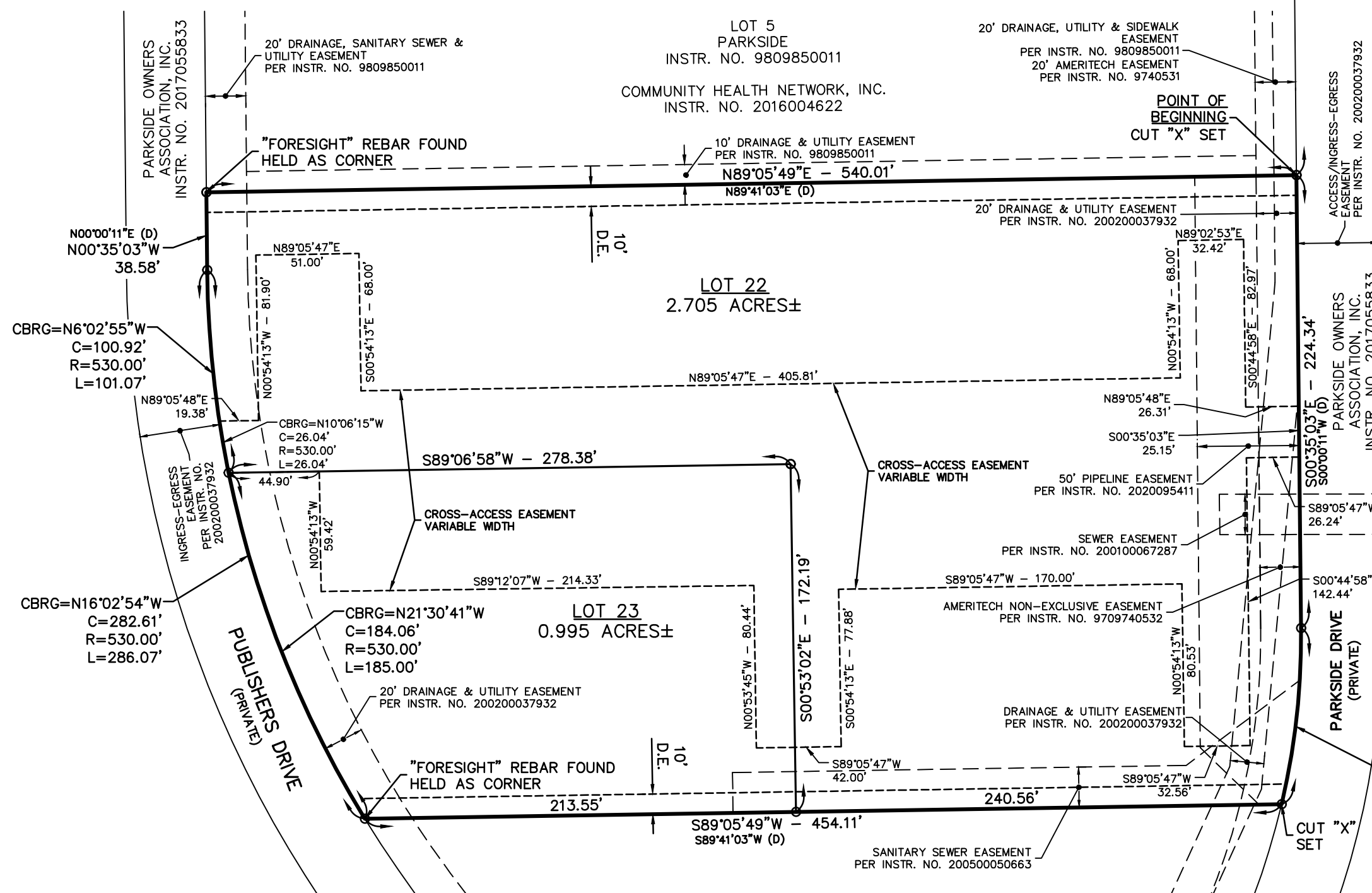
DOCKET #PP-23-2

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 5 EAST



VICINITY MAP
NO SCALE

	<u>LEGEND</u>
AC	ACRES
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
 O	 5/8" DIA. REBAR WITH PLASTIC CAP STAMPED "ASI FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED



LEGAL DESCRIPTION

A part of the West Half of the Southeast Quarter of Section 30,
Township 18 North, Range 5 East, Hamilton County, Indiana,
more particularly described as follows:

Commencing at the Northeast corner of the West Half of said Quarter; thence South 89 degrees 41 minutes 03 seconds West along the North line of said West Half 431.39 feet; thence South 00 degrees 00 minutes 11 seconds West parallel with the eastern right-of-way line of State Road 37, a distance of 754.34 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 00 minutes 11 seconds West parallel with said eastern right-of-way line 224.34 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 89 degrees 59 minutes 49 seconds West 365.00 feet from said point; thence southwesterly along said curve 87.94 feet to the point of tangency of said curve, said point being South 76 degrees 11 minutes 31 seconds East 365.00 feet from the radius point of said curve; thence South 89 degrees 41 minutes 03 seconds West 454.11 feet to the point of non-tangent curve concave northeasterly, the radius point of said curve being North 59 degrees 04 minutes 38 seconds East 530.00 feet from said point; thence northerly along said curve 286.07 feet to the point of tangency of said curve, said point being North 89 degrees 59 minutes 49 seconds West 530.00 feet from the radius point of said curve; thence North 00 degrees 00 minutes 11 seconds East parallel to said eastern right-of-way line 38.58 feet; thence North 89 degrees 41 minutes 03 seconds East 540.01 feet to the place of beginning. Containing 3.700 acres.

CBRG=S6°19'05"W C=87.73' R=365.00' L=87.94'	The site is located in an unshaded Zone "X" (areas determined to be outside the 0.2 percent annual chance floodplain) as indicated on the Hamilton County, Indiana Flood Insurance Rate Map 18057C0232G dated November 19, 2014. The maximum number of lots allowed is three.
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EDIT DATE: 6/21/2023 12:44:47 PM EDITED BY: NWINSLOW DRAWING FILE: \\IndySAN\PI\Projects\2023\00022\ID_Drawings\Civil\Primary Plat\2023 00022.CE.PRIMARY PLAT.dwg

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SHEET
1 of 1



Plat Committee Staff Report

Meeting Date: July 12, 2023

DEPARTMENT CONTACT:

Megan Vukusich, vukusichm@fishers.in.us

CASE NUMBER:

PP-23-2

PETITIONER:

Kylie Bright-Schuler,
kbright@structurepoint.com

PROPERTY ADDRESS/LOCATION:

12953 PUBLISHERS DR

REQUEST: Request to approve a Primary Plat of 2 lots on 3.7 acres, known as the Publisher's Drive property. Subject site is located at 12953 Publishers Dr.

APPLICABLE REGULATIONS:

Parkside PUD

EXISTING ZONING:

PUD-C

FISHERS 2040:

Employment Node / Flex
Employment

PARENT PARCEL SIZE: 3.7 acres

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

The property was zoned to PUD-C (Parkside) in 1994 under ordinance 030294C. Since the initial adoption of this PUD it has been amended several times, most recently in 2021. A commercial building was constructed on the property in 2005/2006. The petitioner is now requesting the lot be subdivided into 2 parcels, Lot 22 & 23. Lot 23 follows the natural boundary of the commercial development that exists on the property today.

Existing Conditions



SUMMARY OF PUBLIC COMMENTS:

No public comments have been received.

PETITION OVERVIEW:

Lot Standards: Lots 22 & 23 meet minimum requirements of the PUD and UDO, where applicable.

Vehicular Access & Street Design: Access for Lot 22 is off of Publishers Drive. Future access for Lot 23 will be off of either Publishers Drive or Parkside Drive.

Pedestrian Improvements: Any future development will be required to construct sidewalks

along the roadways and within the site, as required by the zoning.

Open Space & Landscaping: Future development will be required to meet minimum open space and landscaping requirements.

Utilities: Development will connect to all major utilities.

Waivers Requested: None

STAFF RECOMMENDATION:

The Primary Plat went before the Technical Advisory Committee (TAC) on 5/25/2023. All TAC comments have been addressed and staff recommends approval.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny
