



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plat Committee Meeting

DATE: 3/1/2023, 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. 1-4-23

4. Public Hearings

- a. **Mid State Trucking**

Parcel: 14-14-02-00-004.000

Address: 11050 Allisonville Rd

Case: PP-22-21

Request: To approve a Primary Plat of 2 lots on 6.38 acres, known as the Mid State Trucking property.

Petitioner: Jim Barnes, (jbarnes@solomoncons.com)

Planner: Bre King, Senior Planner (kingb@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
January 4, 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, Bre King, Sydney Granlund, Tony Bagato, Kyle Eichhorn.

Previous Minutes of the 12-7-22 meeting were approved. Ms. Stoller made a Motion to approve, seconded by Ms. Vukusich. The Minutes were approved, 3-0.

PUBLIC HEARING

a. PP-22-20 Marketplace Towns

Kyle Eichhorn of HWC Engineering requests to approve a Primary Plat of 53 lots on 5.27 acres, known as Marketplace Towns. Subject site is generally located North of 135th and West of Bent Grass Lane.

Petitioner: Kyle Eichhorn (keichhorn@hwcengineering.com)

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

Bre King presented the Primary Plat request. Bent Grass Lane is currently private, could become public. There is no connection currently to a public road. Staff recommends approval.

Tony Bagato from Lennar discussed how to convey the road to the City when it becomes public. Engineering is working with Lennar on the existing road. Private alleys are to be maintained by the HOA.

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 4:08 PM.



Plat Committee Staff Report

Meeting Date: March 1, 2023

DEPARTMENT CONTACT:

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

CASE NUMBER:

PP-22-21

PETITIONER:

Jim Barnes, (jbarnes@solomoncons.com)

PROPERTY ADDRESS/LOCATION:

11050 Allisonville Rd

REQUEST:

Request to approve a Primary Plat of 2 lots on 6.38 acres.

APPLICABLE REGULATIONS:

Fishers Unified Development
Ordinance

EXISTING ZONING:

C3 / R2

FISHERS 2040:

Flex Employment Center /
Suburban Residential

PARENT PARCEL SIZE: 6.38 acres

LOCATION MAP

STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

In 2009, an accessory structure building permit was issued to construct an 1800 sf accessory structure on the property.

In 2014, a rezone petition, 6-R-14, was proposed to rezone the portion of the property adjacent to Allisonville to C3 with conditions. This was approved, Ordinance # 050714. The ordinance allows C3 uses with the exception of the uses below:

Commercial and Service Uses:

- art and antique shop
- bakery
- coffee shop
- confectionery
- dance studio
- day care, adult
- day care, child
- dry cleaner
- flower shop
- fuel sales
- fuel/energy station
- fuel/service station
- gift shop
- grocery/convenience mart
- hardware store
- health food store
- hotel/motel
- indoor commercial amusement/recreation facility
- mortuary
- office supply store
- package goods store (alcohol)
- personal body services
- personal care services
- pharmacy/nutrition store
- photography shop
- restaurant
- restaurant, deli-style and ice cream shop/parlor
- restaurant, family
- restaurant, fast food/quick service
- restaurant, fine dining
- restaurant, takeout*
- retail, high intensity
- retail, very low intensity
- sewing, art, or craft supply store
- shopping center
- telecommunication facility
- veterinary clinic

Institutional Uses:

- hospital
- library
- post office
- public safety facility
- school; trade, business or commercial
- transportation facility (light rail/commuter)

Residential Uses:

- nursing and convalescent home

SUMMARY OF PUBLIC COMMENTS:

No public comments have been received.

PETITION OVERVIEW:

Lot Standards

The two proposed lots meet the standards of the R2 and C3 zoning districts found in the Fishers Unified Development Ordinance. This property is annexed into the City of Fishers.

Vehicular Access & Street Design

No changes to access are required as a part of this plat, and no new streets are proposed. An encroachment agreement will be required with the Department of Engineering to allow a portion of the existing parking lot to encroach into the 60' half right-of-way along Allisonville Rd.

When the R2 Lot is sold, an access easement will be placed to the North with the residential permitting process. Currently there is shown a 15' future access easement and an existing 15' temporary access easement. The easement is flared to provide the R2 lot with the required 50' of frontage on the easement.

Pedestrian Improvements

All existing pedestrian pathways will remain.

Open Space & Landscaping

No changes to existing landscaping or open space are proposed.

Utilities

Utilities will remain.

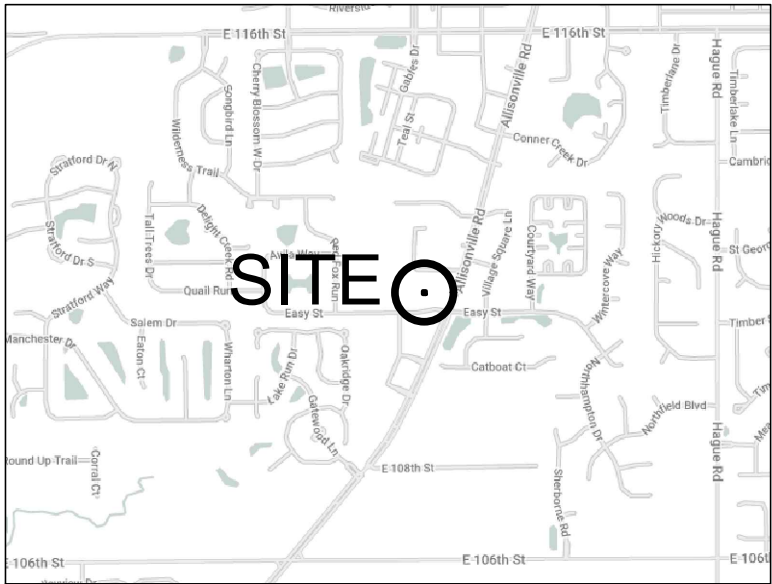
Waivers Requested

No waivers are requested.

STAFF RECOMMENDATION:

The Primary Plat was reviewed by the Technical Advisory Committee (TAC) on 12/14/2022. Staff recommends approval of this Primary Plat on the condition that all TAC comments are addressed before final approval is given.

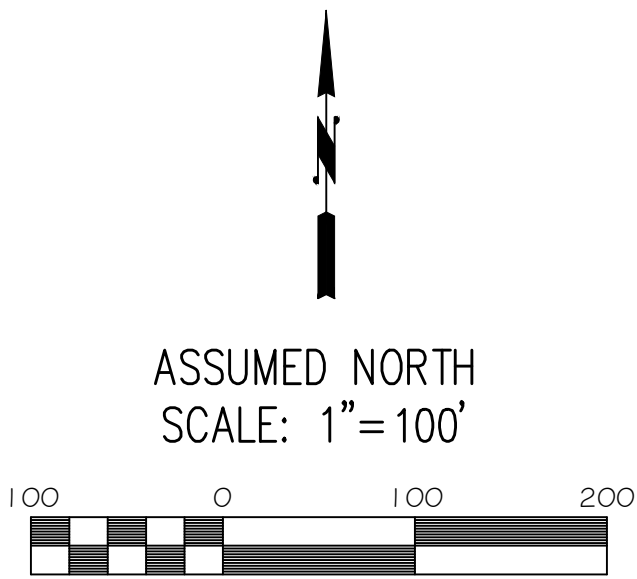
STAFF RECOMMENDATION☐ Approve☒ Approve with Conditions☐ Continue☐ Deny



SITE

VICINITY MAP

SCALE: 1" = 2,000'



MTE SUBDIVISION

PRIMARY PLAT -PP-22-21

PT. OF NW $\frac{1}{4}$ OF S2-T17N-R4E

DELAWARE TOWNSHIP, HAMILTON COUNTY, INDIANA

THIS INSTRUMENT WAS PREPARED
BY JAMES T. BARNES
REGISTERED LAND SURVEYOR
INDIANA - 21900009

LEGAL DESCRIPTION

PARCEL 1 - FEE

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

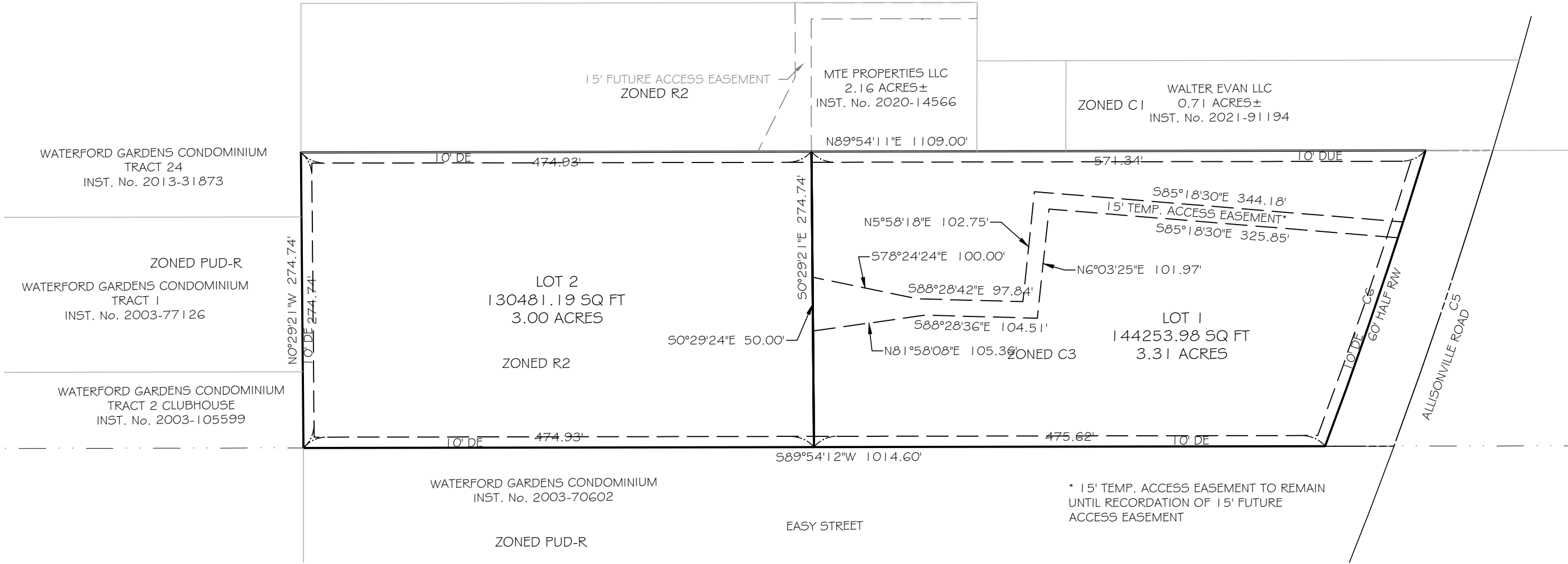
BEGIN AT A POINT IN THE CENTER OF STATE ROAD NO. 13 (NOW STATE ROAD NO. 37), 307.2 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; RUN THENCE WEST ON THE SOUTH LINE OF SAID QUARTER SECTION, 1014.6 FEET; THENCE NORTH 274.74 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE, 1109.0 FEET TO A POINT IN THE CENTER OF SAID ROAD, SAID POINT BEING 213.0 FEET WEST OF THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID ROAD, 294.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.69 ACRES, MORE OR LESS.

LOT TABLE

OWNER	LOT NO.	INSTRUMENT NO.
MTE PROPERTIES LLC	N/A	2020-14566
WALTER EVANS LLC	N/A	2020-14566
HOMES BY MCKENZIE INC	WATERFORD GARDENS CONDOMINIUMS TRACT 24	2013-31873
ALLISONVILLE LLC	WATERFORD GARDENS CONDOMINIUMS TRACT 2	2003-105599
ALLISONVILLE LLC	WATERFORD GARDENS CONDOMINIUMS TRACT 1	2003-77126
ALLISONVILLE LLC	WATERFORD GARDENS CONDOMINIUMS	2003-77125

LEGEND

	5/8" Capped Rebar Found
	5/8" Capped Rebar Set
	Cut "X" Found
	BSL Building Setback Line
	R/W Right-of-Way
	DUE Drainage & Utility Easement



PREPARED FOR:

MTE PROPERTIES, LLC
11020 ALLISONVILLE ROAD
FISHERS, IN 46038

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C5	289.94	4774.65	S18° 30' 51"W	289.90
C6	290.38	4726.10	S18° 45' 36"W	290.34



SOLOMON CONSULTING
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