



**Fishers Planned Unit Development (PUD) Committee
Minutes
1/4/2023**

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting
DATE: 1/4/2023
DIRECTIONS:

1. Regular PUD Committee

Mr. Stevenson called the Meeting to order at 5:00 PM.

Members present: Shawn Curran, Howard Stevenson, Pete Peterson

Members absent: Megan Baumgartner, Emily Bowman

Others present: Megan Vukusich, Bre King, Tracy Gaynor, Kay Prange, Tony Bagato, Jon Dobosiecicz, Paul Claire, Rick Lawrence, Keith Lash, Kylie Amick, Todd Pyatt, Jesse Pohlman, Daniel Hubbard.

- a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner

- b. **PUD-22-6 Lake Meadows Phase 2**

Becky Feigh is requesting PUD Committee approval for a duplex development to be known as Lake Meadows Phase 2. The current zoning is PUD (Lake Meadows) The subject site is located at the common address 11570 E 126th St.

Address: 11570 E 126th St.

Petitioner: Becky Feigh (bfeigh@cecinc.com)

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

Don Hubbard, the developer, presented Phase II, which is 26 for-rent units for seniors. The design is substantially similar to Whispering Woods. Bre King presented the Staff Report- Staff recommends approval. In Committee Discussion, Shawn Curran confirmed that this is Senior targeted. Is there access to the other building? Mr. Hubbard replied that this is being worked on. The project is fully ADA designed. Pete Peterson noted that residents will ask for sound barrier walls from I-69 and that this is not a Fishers controlled item- It is INDOT. Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Mr. Curran. The motion was approved, 3-0.

- c. **PUD-22-20 Cyntheanne Woods**

Rick Lawrence is requesting PUD Committee approval for a 61 unit residential development. The property is currently in the process of being rezoned to PUD-Cyntheanne Woods. The subject site is located Southeast of 136th and Cyntheanne. Address: Southeast of 136th and Cyntheanne
Petitioner: Rick Lawrence (rick@nf-law.com)
Planner: Bre King (Kingb@fishers.in.us)

Rick Lawrence presented the PUD, which is for 61 single family homes which cover most of each lot. Recessed garages are an unusual feature. Land is being donated to the City for a future park. Bre King presented the Staff Report for approval of architectural elevations and site design. The high-quality architecture was discussed. Staff recommends approval. Mr. Peterson asked for more decorative garage doors and asked if Council is OK with 1-ft. setbacks? He noted that the back lots are very small for adding decks, etc. Mr. Lawrence replied that exhibit D shows available garage door upgrades and the side yard setbacks are adequate for drainage. There were neighborhood meetings at Barrington Estates and Britton Falls. Shawn Curran appreciates the density and the restrictions that arise from the Zipper lots. Howard Stevenson appreciates dedication of the open space. Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Mr. Curran. The motion was approved, 3-0.

d. **PUD-22-21 Geist Manor Architecture**

Tony Bagato with Lennar is requesting approval of additional home elevations for the Geist Manor PUD. The subject site is located North of 113th and East of Florida Rd. The property is zoned PUD (Geist Manor).
Address: 0 E 113th
Petitioner: Tony Bagato (tony.bagato@lennar.com)
Planner: Bre King (Kingb@fishers.in.us)

Tony Bagato presented the PUD request for 47 residential lots north of the Agripark. Lennar wishes to add the Barrington and Waverly elevations to the estate collection. These are currently being built in Vermillion. They are asking to approve these designs or they won't add to the collection. Bre King presented the Staff Report. Staff recommends approval with the Veridus comments.

After Committee discussion, Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve as presented by the Petitioner, seconded by Mr. Curran. The Motion was approved, 3-0.

e. **PUD-22-22 Commons at Fishers District Event Center**

Thompson Thrift is requesting approval of architecture for the new events center located in the Commons at Fishers District. The subject site is located on the east side of USA Parkway, south of the Yard at Fishers District.
Petitioner: Brad Williams (bwilliams@thompsonthrift.com)
Planner: Megan Vukusich (vukusichm@fishers.in.us)

Megan Vukusich presented the Staff Report for the Event Center seeking architectural approval. This is a mid-size event center. Staff recommends approval as presented. In Committee Discussion, Mr. Curran confirmed 8500 seats. Mr. Peterson noted that this is a perfect size and location for sporting events, graduations, ice shows, pickleball tournaments, etc. Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Mr. Curran. The motion was approved, 3-0.

2. Riverplace PUD Committee

- a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender
- b. None

3. Staff Communication

The meeting was adjourned at 5:55 pm.

- a. ☐ 2023 Architecture Objectives – Residential

Respectfully submitted,



Kay Prange, Recording Secretary

Kay Prange, Recording Secretary