



**Fishers Planned Unit Development (PUD) Committee
Minutes
3/1/2023**

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting
DATE: 3/1/2023
DIRECTIONS:

1. Regular PUD Committee

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

Members present: Shawn Curran, Howard Stevenson, Pete Peterson, Megan Baumgartner (via Teams), Emily Bowman, Elliott Hultgren (via Teams), Drew Bender. Mr. Weingardt was not present.

Others present: Megan Vukusich, Bre King, Tracy Gaynor, Kay Prange, Tony Bagato, Tommy Roush, Andy Werneman, Michael Balay, Sean McKinnies, Kylie Amick, Keith Lash, Rex Ramage, Tabitha Calvin, David George

- a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner
- b. **Roush Automotive**
Parcel: 15-11-19-00-00-019.201
Address: 13927 Trade Center Dr
Case: PUD-23-1
Request: To approve site design and architecture for an addition to the existing Tom Roush auto dealership.
Petitioner: Roger Ward (snycum@rw-engineering.com)
Planner: Bre King, Senior Planner (kingb@fishers.in.us)

Bre King presented the Staff Report for site design and architecture for the building addition. A mural is recommended and Staff recommends approval. Mike Balay, Architect presented the addition to the service department. There may be restrictions on the mural as a franchise operator. Emily Bowman discussed the fence- Planning will confirm with Engineering if its in the ROW. Megan Vukusich noted that the City is managing the SR 37 project. Shawn Curran confirmed glass doors. After Committee discussion, Mr. Stevenson asked for a Motion. Pete Peterson made a Motion to approve, with the condition of using glass doors, seconded by Emily Bowman. The Motion was approved, 5-0.

c. **Parkview Towns**

Parcel: 19-11-26-00-50-003.000

Address: 13646 E 134th

Case: PUD-22-19

Request: PUD Committee approval for a townhome development. The current zoning is PUD (Saxony). The subject site is located southeast of the intersection of 134th and Minden Dr.

Petitioner: Tony Bagato (tony.bagato@lennar.com)

Planner: Bre King, Senior

Planner (kingb@fishers.in.us)

Bre King presented the Staff Report. In 2021 this was called Parkside Towns at Saxony Sec. 2. There are 4 buildings. It is proposed that it will have its own HOA. Staff foresees issues with Colonial vs. modern architecture next door and with two HOA's, and recommends denial. We ask that the Petitioner continue to work with Staff. Tony Bagato with Lennar would prefer one HOA. Lennar has not been successful with the Saxony organization. Lennar believes that most of Saxony is Colonial and that these are compatible. Emily Bowman believes that the shutters, gables and keystones look dated. Pete Peterson suggests improving on architecture. Just denying this will just kick the can down the road. If a majority is no to this, continue it. Mr. Stevenson agrees with Emily Bowman and Megan Baumgartner. Megan Vukusich will reach out to Stevenson, Baumgartner, Curran, Peterson, and Bowman to discuss next steps. Pete Peterson made a Motion to Continue, seconded by Emily Bowman. The item is Continued. There was no vote. 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

2. Riverplace PUD Committee

a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

b. **River Place (CRG) Townhomes**

Parcel: 15-14-10-00-00-038.002, 15-14-09-00-00-006.004, 15-14-10-00-00-037.301

Address: 0 River Place DriveCase: PUD-23-2

Request: To approve site design and architecture for River Place (CRG) Townhomes by Pulte Homes located near the intersection of E 96th Street and Allisonville Road.

Petitioner: Tabitha Calvin (tabitha.calvain@pultegroup.com)

Planner: Ross Hilleary, Assistant Director (hillearyr@fishers.in.us)

Ross Hilleary presented the Staff Report. The project is for 81 townhomes. Staff recommends elevations 1 and 2. Elevation 3 can be taken off the table. Rex Ramage with Pulte noted that they don't want trellises and gables and garage windows can be added. Shawn Curran agrees with the Veridus version. Pete Peterson asked about corbeils and the 5-ft gravel.

Mr. Peterson made a Motion to approve with the following conditions:

Garage windows

Board and batten trim

5 ft. gravel max

Elevations 1 and 2

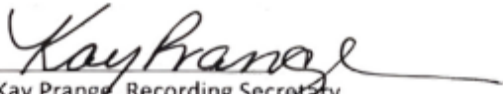
Mix up colors

Mr. Hultgren seconded and added a slight color variation in the gravel and no trellises. The Motion was approved, 4-0.

3. Staff Communication

The meeting was adjourned at 6:10 pm.

Respectfully submitted,



Kay Prange, Recording Secretary

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