



## CITY OF FISHERS AGENDA

**BOARD/COMMISSION:** Technical Advisory Committee Meeting

**DATE:** 3/28/2024, at 9:00 AM

**DIRECTIONS:** Teams, , ,

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.

### 1. Regular Items

a. **Copper Trails (FKA Flat Fork PUD)**

Parcel: 13-16-07-00-00-017.000

Address: Generally located on the northeast corner of Georgia Road and E. 96th Street.

Case: PP-24-2

Request: Request to approve a Primary Plat of 90 lots on 50.07 acres, known as the Copper Trails (FKA Flat Fork PUD) property. Subject site is generally located east of Georgia Road and north of E. 96th Street.

Petitioner: Carlos Luna (cluna@emht.com)

Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

b. **Orchard Run (FKA Flat Fork PUD)**

Parcel: 13-16-07-00-00-010.000, 13-16-07-00-00-010.002, and 13-16-07-00-00-011.000

Address: Generally located on the northwest corner of Cyntheanne Road and E. 96th Street.

Case: PP-24-3 Request: Request to approve a Primary Plat of 119 lots on 57.7 acres, known as the Orchard Run (FKA Flat Fork PUD) property. Subject site is generally

located west of Cyntheanne Road and north of E. 96th Street.  
Petitioner: Carlos Luna (cluna@emht.com)  
Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

c. **Chicken N Pickle**

Parcel: 15-15-06-00-00-015.000  
Address: 9001 Maynard Lane  
Case: ILP-24-4  
Request: Request for an Improvement Location Permit for a 31,560 square foot indoor/outdoor restaurant and pickleball facility.  
Petitioner: Patrick Lenahan, Yaeger Architecture (plenahan@yainc.com)  
Planner: Christy Cashin, Senior Planner (cashinc@fishers.in.us)

d. **State at Fishers Retail**

Parcel: 15-14-12-00-21-005.005  
Address: 0 Front Street  
Case: ILP-24-5  
Request: Request for an Improvement Location Permit for two (2) multi-tenant commercial buildings, 5,225 square feet and 10,820 square feet, associated parking, and pedestrian connections.  
Petitioner: Ashton Fritz, Fritz Engineering (ashton@fritz-eng.com)  
Planner: Christy Cashin, Senior Planner (cashinc@fishers.in.us)

e. **Samuel's Auto Sales**

Parcel: 15-11-19-00-00-019.601  
Address: 14033 Trade Center Drive  
Case: ILP-24-7  
Request: Request for an Improvement Location Permit for a two-story 10,898 square foot commercial building and associated parking.  
Petitioner: Brent White, DeBoy Land Development (baw@deboyland.com)  
Planner: Christy Cashin, Senior Planner (cashinc@fishers.in.us)

f. **Drive Planning**

Parcel: 13-11-35-00-00-039.000  
Address: 13562 E 116th Street  
Case: ILP-24-8, GP-24-3  
Request: Request for Improvement Location Permit for a 4,500 square foot office building and parking.  
Petitioner: Jason Schnurr, DI Build (jschnurr@dibuild.com)  
Planner: Grace Wiley, Office Support (wileyg@fishers.in.us)

g. **Atwell Suites Saxony**

Parcel: 19-11-26-00-00-011.703  
Address: Generally located at the southwest corner of Erlen Drive and Minden Drive.  
Case: ILP-24-10, SP-22-6, GP-24-2  
Request: Request to approve an Improvement Location Permit for a 69,014 square feet hotel; request to plat 1.67 acres to allow for a new hotel.  
Petitioner: Jason Miller (jmillier@rmasurveying.com); Rudy Vugteveen (rvugteveen@rmasurveying.com)  
Planner: Gabrielle Herin, Senior Planner (hering@fishers.in.us)

## 2. Informational Items

- a. This section was previously reserved for Minor TAC items. Information TAC items will not be reviewed during the regular TAC meeting; however, they have been placed on the TAC agenda for communicative purposes to the various agencies. If you have questions or comments regarding these projects, please contact Kevin Martin at [martinke@fishers.in.us](mailto:martinke@fishers.in.us).
- b. **Milford Park Amenity Center**  
Parcel: 13-12-31-00-00-036.000  
Case: ILP-24-9  
Address: Subject site is generally located north of E. 113th Street and east of Florida Road.  
Request: Request to approve an Improvement Location Permit for a 1,131 square foot amenity center consisting of a pool house and pool.  
Petitioner: Kyle Eichhorn ([keichhorn@hwcengineering.com](mailto:keichhorn@hwcengineering.com))  
Planner: Gabrielle Herin, Senior Planner ([hering@fishers.in.us](mailto:hering@fishers.in.us))
- c. **Lincoln Square Pancake House**  
Parcel: 15-15-07-00-00-016.010  
Address: 8902 E 96th Street  
Case: ILP-24-11  
Request: Request for an Improvement Location Permit for a commercial building addition and outdoor dining area construction.  
Petitioner: James Lingenfelter, Five2Five Design Studio ([jimlingenfelter@five2fivedesign.com](mailto:jimlingenfelter@five2fivedesign.com))  
Planner: Christy Cashin, Senior Planner ([cashinc@fishers.in.us](mailto:cashinc@fishers.in.us))