



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Technical Advisory Committee Meeting

DATE: 6/29/2023, 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. **Kroger at Fishers Station & Fuel Station**

Parcel: 15-10-35-00-00-025.001 & 15-10-35-00-00-026.003

Case: ILP-23-5

Request: Request to approve a new 120,000 square foot Kroger with associated fueling station.

Petitioner: Aaron Reynolds (areynolds@cecinc.com)

Planner: Megan Vukusich (vukusichm@fishers.in.us)

b. **Cove at Thorpe Creek Section 3**

Parcel: 13-12-31-00-00-039.000, 13-12-31-00-00-030.000

Address: TBD

Case: SIP-23-4 / SP-23-11

Request: Request to approve a Secondary Plat and SIP for 62 single-family homes.

The property is currently unincorporated and will be annexed at buildout.

Petitioner: Joseph Heck (jheck@projectsplus.org)

Planner: Megan Vukusich (vukusichm@fishers.in.us)

c. **Cove at Thorpe Creek Section 4**

Parcel: 13-12-31-00-00-039.000, 13-12-31-00-00-030.000

Address: TBD

Case: SIP-23-5 / SP-23-12

Request: Request to approve a Secondary Plat and SIP for 23 single-family homes. The property is currently unincorporated and will be annexed at buildout.

Petitioner: Joseph Heck (jheck@projectsplus.org)

Planner: Megan Vukusich (vukusichm@fishers.in.us)

d. **Abbott Commons Section 1**

Parcel: 13-12-19-00-00-048.000; 13-12-19-00-00-046.000; 13-12-19-00-00-044.001; 13-12-19-00-00-043.000; 13-12-19-00-00-042.000 Address: TBD

Case: SIP-23-6 / SP-23-14

Request: Request to approve a Secondary Plat and SIP for 132 single-family homes. The property is currently unincorporated and will be annexed at buildout.

Petitioner: Kyle Eichhorn (keichhorn@hwcengineering.com)

Planner: Megan Vukusich (vukusichm@fishers.in.us)

e. **Alhuda Foundation Path**

Parcel: 15-11-31-01-01-001.000

Case: ILP-23-6

Request: Deboy Land Development on behalf of the Alhuda Foundation request a minor Improvement Location Permit for the construction of a trail that will connect to the Nickel Plate Trail.

Petitioner: Brent White (baw@deboyland.com)

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

f. **Cousins Subs**

Parcel: 15-14-12-00-05-011.303

Address: 8764 E. 96th St Case: ILP-23-8

Request: Request for an ILP to construct a drive-thru restaurant in an existing parking lot. The property is annexed into city limits.

Petitioner: Greg Dempsey (gdempsey@terrasitedev.com)

Planner: Megan Vukusich (vukusichm@fishers.in.us)

g. **City Walk on the Nickel Plate Trail**

Parcels: 14-11-31-03-01-016.000 ; 14-11-31-03-01-015.000 ; 14-11-31-03-01-014.000 ; 14-11-31-03-01-013.000 ; 14-11-31-03-01-012.000 ; 14-11-31-03-01-011.000 ; 14-11-31-03-01-010.000 ; 14-11-31-03-01-008.000 ; 14-11-31-03-01-007.000 ; 14-11-31-03-01-006.000 ; 14-11-31-03-01-001.000, & 14-11-31-03-01-001.000

Case: PP-23-3 & VAC-23-5

Request: Civil & environmental Consultants, Inc. on behalf of Rekaz Home request a Primary Plat for the City Walk on the Nickel Plate Trail project creating three blocks and 41 lots, and the ROW vacation of E 121st street and Circle Drive.

Petitioner: Aaron Hurt (ahurt@cecinc.com), Mark Leach

(mark.leach@faegredrinker.com)

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

h. **Drive Planning Office Building**

Parcels: 13-11-35-00-00-039.000

Case: ILP-23-7Request: Request for an ILP to construct a 6,500 square foot office building and parking lot. The property is currently zoned R2 and would need to rezone the property in order to allow the proposed use.

Petitioner: Kelly Canter (kelly.canter@landworxeng.com)

Planner: Megan Vukusich (vukusichm@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.

b. **Café Patachou**

Parcel: 15-10-36-04-02-008.000

Case: NPR-23-3

Request: CRG Residential request site design and architecture approval for the proposed CaféPatachou restaurant and Legacy Plaza.

Petitioner: David George (dgeorge@crgresidential.com)

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

c. **Gray Eagle Golf Course Text Amendment**

Parcel: 19-11-34-00-00-005.000Case: TA-23-3

Request: Consideration of a text amendment to the Sandstone / Gray Eagle PUD to allow for a barrier netting system.

Petitioner: Stephanie Truchan (struchan@kdlegal.com)

Planner: Megan Vukusich (vukusichm@fishers.in.us)

d. **Tom Wood Hanger at IMA**

Parcel: 15-14-11-00-00-019.000

Case: ILP-23-9

Request: Roger Ward Engineering on behalf of Tom Wood Aviation request a minor Improvement Location Permit for the installation of 12,000 sqft hanger, parking, and apron at the Indianapolis Metropolitan Airport.

Petitioner: Roger Ward (snycum@rw-engineering.com)

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

e. **River Place Townhomes - Replat**

Parcels: 15-14-10-00-00-038.002 & 15-14-09-00-00-006.004

Case: SP-23-13

Request: American Structurepoint on behalf of CRG Residential request a replat of Block A of the River Place Secondary Plat into 15 blocks to allow for the development of townhomes by Pulte Homes.

Petitioner: Megan Irving (mirving@strcutrepoint.com)

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