

**CITY OF FISHERS  
ADVISORY PLAN COMMISSION MINUTES  
July 10, 2024**

**APPROVED**

**The meeting of the Advisory Plan Commission convened at 6:00 p.m.**

**Mr. Stevenson confirmed quorum and called the meeting to order.**

A roll call was taken and those members present were: Selina Stoller, Howard Stevenson, Bruce Molter, Kim Logan, Brad DeReamer, Steve Richards, Rick Fain and Katie Jackson. Pete Peterson and Angie Frazier were not present.

Others present: Rodney Retzner, Kelly Lewark, Ross Hilleary, Christy Cashin, Kevin Martin, Tracy Gaynor, Rob McMurray, Kevin Moore, Jack & Sur Follmar, Joe Calderon and Pete Andreou.

**Ms. Stoller made a Motion to approve the Minutes from the May 1, 2024 meeting. Mr. Molter seconded. The Motion was approved 8-0.**

**Mr. Stevenson noted that Item #b (Fall Creek Marketplace PUD Text Amendment (Meijer Grocery) is continued to the August meeting.**

**Public Hearings:**

**a. Fishers Marketplace Text Amendment**

**Parcel:** 15-11-30-00-42-002.000

**Case:** TA-24-4

**Request:** Consideration of a text amendment to the Fishers Marketplace PUD Ordinance 070506, as amended in Ord. 081511A, to update development standards and architectural standards associated with the gas station concept plan and proposed elevations and to allow the following land uses, vehicle sales, convenience store, and car wash at 13498 Bent Grass Lane (Outlot 5).

**Petitioner:** Joe Calderon ([jcalderon@btlaw.com](mailto:jcalderon@btlaw.com))

**Planner:** Christy Cashin ([cashinc@fishers.in.us](mailto:cashinc@fishers.in.us))

Christy Cashin presented the Fishers Marketplace Text Amendment. The petitioner is proposing a gas station, convenience store and car wash at 13498 Bent Grass Lane. Ms. Cashin noted the PUD Committee voted to continue the item at their meeting earlier in the evening. Staff provided no recommendation. The petitioner, Joe Calderon said they were not expecting to be continued at PUD Committee but are planning to make revisions to the canopy design per their comments.

**Mr. Stevenson opened the Public Hearing.**

Sue and Jack Follmar (13857 Canopy Ln.) – they are not necessarily against this project but they have two concerns, the first being the lighting close to the residents and the second, gas station pumps with monitors that have loud audio.

**Mr. Stevenson closed the Public Hearing.**

Mr. Calderon answered the project should not provide excess light pollution as it will be down lighting. He also noted the gas pumps do have monitors but no audio. Ms. Logan inquired about the hours of operation. Mr. Andreou said the hours would be 5am-11pm. Ms. Stoller feels that there are numerous gas stations already located in the area (SR 37). She does not want an additional gas station. She noted the lot is not suitable for this use.

**Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to send an unfavorable recommendation to City Council, seconded by Mr. DeReamer. The Motion was approved, 8-0.**

**The Meeting was adjourned at 6:43 PM.**

Respectfully Submitted by:

Kelly Lewark, Recording Secretary