



**City of Fishers, Indiana**  
**Department of Community Development**

*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 contact Kelly Lewark, with the Department of Community Development, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at [lewarkk@fishers.in.us](mailto:lewarkk@fishers.in.us).*

**TECHNICAL ADVISORY COMMITTEE AGENDA**  
**MEETING AGENDA**

**MEETING DATE:** Thursday, August 29, 2019  
**TIME:** 9:00 AM  
**PLACE:** City Hall Auditorium  
1 Municipal Drive  
Fishers, Indiana 46038

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**1. Cummings & Wilson Subdivision - PP-19-17 / SP-19-25 / ILP-19-40**

*Parcel: 13-11-35-00-00-009.000 & 13-11-35-00-00-010.000*

Clint Wilson Insurance Agency, Inc. & Jeffery Cummings request approval of a Primary Plat, Secondary Plat and Improvement Location Permit (ILP) for three (3) lots on approximately 3.2 acres. The existing homes on Lots 1 & 2 will be converted to commercial office buildings. Lot 3 will remain vacant at this time. The property is zoned C1 Commercial and Planned Unit Development-Commercial (PUD-C). The property is currently outside of City Limits but is going through the annexation process and will be incorporated in 2020. Gordan Kritz with Stoeppelwerth & Associates, Inc. is the project engineer ([gkritz@stoeppelwerth.com](mailto:gkritz@stoeppelwerth.com)).

*Megan Schaefer*

**2. Nickel Plate Station (FKA North 116th Street) - PP-19-19 / ILP-19-42**

*Parcel: 15-10-36-04-02-004.000, 15-10-36-04-03-007.000,  
15-10-36-04-03-006.000, 15-10-36-04-03-004.000,  
15-10-36-04-03-003.000, 15-10-36-04-04-009.000,  
15-10-36-04-04-008.000, 15-10-36-04-04-007.000  
& 15-10-36-04-04-006.000*

Nickel Plate North Associates, LLC requests approval of a Primary Plat and Improvement Location Permit (ILP) for three buildings to include 10,500 square feet of retail space/live workspace, approximately 236,100 square feet of apartments and townhomes and a 341-space parking facility. The project is zoned Downtown Core and is within City Limits. Mark Meyerholtz with A&F Engineering is the project engineer ([mmeyerholtz@af-eng.com](mailto:mmeyerholtz@af-eng.com)).

*Megan Schaefer*

### 3. Bridger Pines II - PP-19-18

*Parcel: 13-16-08-00-00-028.000.*

Boomerang Development requests approval of a Primary Plat for one hundred and twenty-six (126) lots on approximately 50 acres. The property is generally located at the northeast corner of E 96th Street and Cyntheanne Road. The property is zoned Planned Unit Development-Residential (PUD-R) and is within City Limits. Eric Gleissner with Civil Site Group, Inc. is the project engineer ([egleissner@civilsite.net](mailto:egleissner@civilsite.net)).

*Megan Schaefer*

### 4. Woods at Thorpe Creek Sec. 5 - SIP-19-11 / SP-19-27

*Parcel: 13-12-31-00-00-039.001*

Fischer Development Company requests approval of a Secondary Plat and Subdivision Improvement Permit (SIP) for eighteen (18) lots on approximately 10.06 acres. The property is generally located west of Florida Road, just south of the existing Woods at Thorpe Creek neighborhood. The property is zoned Planned Unit Development-Residential (PUD-R). Joseph Heck with Projects Plus is the project engineer ([jheck@projectsplus.org](mailto:jheck@projectsplus.org)).

*Megan Schaefer*

## **MINOR TAC ITEMS**

*Minor TAC items will not be reviewed during the regular TAC meeting; however, they have been placed on the TAC agenda for informational purposes. If you have questions or comments regarding these projects, please contact Megan Schaefer at [schaeferm@fishers.in.us](mailto:schaeferm@fishers.in.us) or 317-588-1431.*

### 5. Reserve at Steeplechase Amenity Center - ILP-19-41

*Parcel: 13-16-07-00-00-006.002*

M/I Homes of Indiana, LP requests approval of an Improvement Location Permit for a neighborhood amenities center. The property is generally located on the north side of 96th Street, east of Georgia Rd. The property is zoned Planned Unit Development-Residential (PUD-R) and is within City Limits. Gordan Kritz with Stoeppelwerth & Associates, Inc. is the project engineer ([gkritz@stoeppelwerth.com](mailto:gkritz@stoeppelwerth.com)).

*Megan Schaefer*

### 6. Turnberry Section 3 -SIP-7737 / SP-5779

*Parcel: 13-12-29-00-00-011.000*

RREFII-GBG Underwood JV, LLC requests approval of a Subdivision Improvement Permit and Secondary Plat for section 3 of the Turnberry Subdivision. Section 3 consists of 22 lots on 7.751 acres. The property is generally located on the northside of East 126th Street, west of Atlantic Road. The property is zoned PUD-M. Brian Robinson with Stoeppelwerth & Associates, Inc. is the project engineer. ([brobinson@steoppelwerth.com](mailto:brobinson@steoppelwerth.com))

*Jessie Boshell*

**7. StoryPoint (Resubmittal) - ILP-12901 / SP-12910**

*Parcel: 15-11-30-00-00-023.000*

Weihe Engineers on behalf of StoryPoint request approval of an Improvement Location Permit and a Secondary Plat for one (1) lot located on 10 acres. The property is generally located east of the intersection of Parkside Drive and Publishers Drive with the common address of 12915 Parkside Drive. The property is zoned PUDC and is within City Limits. This parcel has previously been to TAC as StoryPoint (05/2018) and as Encore by Samaritan Senior Lifestyle Communities (03/2019). Mark Thorpe ([thorpem@weihe.net](mailto:thorpem@weihe.net)) is the project engineer.

***Ross Hilleary***

**8. White's Ace Hardware - ILP-19-39**

*Parcel: 15-10-35-00-12-001.000*

Fritz Engineering Services on behalf of White's Ace Hardware & Garden Center request approval of an Improvement Location Permit for one (1) lot located on 2.42 acres. The property is generally located east of Lakeside Drive with the common address of 11881 Lakeside Drive. The property is zoned C3 – Commercial and is within City Limits. Ashton Fritz ([ashton@fritz-eng.com](mailto:ashton@fritz-eng.com)) is the project engineer.

***Ross Hilleary***