CITY OF FISHERS
PLAT COMMITTEE MINUTES
April 25, 2019

The meeting of the Plat Committee of the Fishers Advisory Plan Commission convened at 5:00 p.m. Mr. DeReamer called the meeting to order.

A roll call was taken and those members present were: Brad DeReamer and Tony Bagato.

Members not present: Jason Taylor

Others present were: Rodney Retzner, Kevin Stotts, Megan Schaefer, Jessie Boshell, Ross Hillery, Kay Prange, Phillip Borror, Jerry Miser, Steve Sharp, Barb and Dave Radle, George Groras, Bruce Starek, Dave and Sandy Sutton, Angela Spillken, Eric Reisenleiter, Bettye Bielejewski, Wayne Bielejewski, Leigh Anne Ferrell, Scott Bordenat, John Lichtle, Brad Schoeff, Robert Berglund, Victor Reyes, Mary Lou Beeson, Kelly and Cheryl Hendricks.

Mr. DeReamer asked for a Motion for approval of the Minutes from the March 28, 2019 meeting. Mr. Bagato made a Motion to approve, which was seconded by Mr. DeReamer. The Minutes were approved, 3-0.

Public Hearings:

a. **Case # PP-21695 Sharp Printing**

Request to hold a public hearing and approve the Sharp Printing Primary Plat to legally established a 0.71-acre lot for the new location of the Sharp Printing business.

Megan Schaefer, Planner II, presented the Plat request for Sharp Printing. The Sharps are looking to legally establish the parcel for their new location. They have agreed to voluntary annexation in January of 2020. Staff recommends approval.

Mr. DeReamer opened the meeting to Public Comment. Seeing none, he closed the Public comment portion of the meeting. There was no Petitioner or Committee discussion. Mr. DeReamer asked for a Motion. Mr. Bagato made a Motion to approve, which was seconded by Mr. DeReamer. The Motion was approved, 2-0.

b. **Case # PP-19-1 Geist Point CONTINUED**

Request to hold a public hearing and approve a Primary Plat Amendment to the Geist Pointe Plat, Lot 2 for two (2) single-family lots to be known as Lot 2A and 2B, with waivers from Section(s) 8.4.6. Open Space and 8.4.5. Perimeter Landscaping of the City of Fishers Unified Development Ordinance.

The Geist Pointe Plat has been Continued.

Mr. DeReamer asked for a Motion to continue the hearing. Mr. Bagato made a Motion to Continue, which was seconded by Mr. DeReamer. The Motion was approved, 2-0.
c. **Case #: PP-19-3  Shamrock Offices**

Request to hold a public hearing and approve the Primary Plat to legally establish a 1.97-acre parcel with the common address of 12244 E. 116th Street for Shamrock Offices.

Jessie Boshell, Planner II, presented the Plat request for Shamrock Offices. The lot meets all requirements with no waivers. All TAC and PUC comments are being addressed. Staff recommends approval.

Mr. DeReamer opened the meeting to Public Comment. Seeing none, he closed the Public Comment portion of the meeting. There was no Petitioner or Committee discussion. He asked for a Motion. Mr. Bagato made a Motion to approve, seconded by Mr. DeReamer. The Motion was approved, 2-0.

d. **Case #: PP-19-6 Golden Gear Cars**

Request to hold a public hearing and approve the Golden Gear Cars Primary Plat to legally establish a 1.72-acre lot for the new location of the Golden Gear Cars in the Fishers Trade Center PUD.

This Plat, presented by Jessie Boshell, is in the Fishers Trade Center PUD. It meets all the requirements of the PUD. All streets are private. Currently TAC and ILP comments are being finalized.

The Petitioner, Victor Reyes with Roger Ward, presented and was available for questions.

Mr. DeReamer opened the meeting to Public Comment. Seeing none, he closed the Public Comment portion of the meeting. In Committee Discussion, Mr. DeReamer noted that no more private streets are desired in the City.

Mr. DeReamer asked for a Motion. Mr. Bagato made a Motion to approve, which was seconded by Mr. DeReamer. The Motion was approved, 2-0.

e. **Case #PP-19-7  Kelly Woods Subdivision**

Request for Primary Plat approval of Kelly Woods two-lot subdivision with waivers from Section(s) 8.4.6. Open Space and 8.4.5. Perimeter Landscaping of the City of Fishers Unified Development Ordinance.

Ross Hilleary, Planner II, presented the Primary Plat request, which is to subdivide the lot at 10980 E. 106th St. into 2 lots and annex into the City. Staff recommends approval. The Petitioners were available to answer questions.

Mr. DeReamer opened the meeting to Public Comment.

Bob Bergland (10893 Sawgrass) – Sawgrass Drive abuts to this property. Will the woods be maintained?
Dave Sutton (10883 Sawgrass)- This will open Pandora’s box for other development, He is contesting this. The woods adds value to their property.
Phil Borror (10654 Fall Rd)- They purchased their lot due to the woods. The children of the lot owner sold 2 lots via a trustee’s deed. He suggests a 50’ wide driveway which would make each parcel a 5-acre minimum. Don’t negate the 5-acre minimum at Fall Road and 106th St. Would the Hendricks consider this? He is worried about ¼ acre lots.

Eric Reisenleiter (10801 Sawgrass Drive)- asked for the definition of open space.
Bruce Stareck (11013 Sawgrass Drive)- Concerned about covenants and drainage through Sawgrass.
John Lichtle (10957 Sawgrass)- the outbuilding is within 10 feet of property line.
Mary Beeson (10917 Sawgrass)- was told there would be no construction.
Angela Spillken (10830 E. 106th St.)- please stick with not subdividing.
George Groros (11021 Sawgrass)- how is it that existing covenants can be ignored? Why is this Fishers jurisdiction, not Hamilton County?

Mr. DeReamer closed the Public Comment portion of the Meeting.
Conversation between remonstrators and the board continued. Mr. DeReamer explained that the Plat committee is designated by the Fishers Plan Commission and the Plan Commission is Fishers and Hamilton County combined. Indiana code requires sanitary sewers within 350 feet of a hookup. Rodney Retzner explained that the Primary Plat is attempting to redraw property lines. Any talk of further subdivision is way down the road. All we are doing is redraw property lines. (1 into 2). Mr. Retzner was asked if annexation is a requirement. Mr. Retzner answered that platting in unincorporated areas requires annexation for the City of Fishers. The Owner must commit in 2020. Annexation is on hold for the remainder of 2019 due to the census. Mr. DeReamer asked if the whole lot is trees and that was confirmed. He asked the Hendricks if they are willing to agree to a 50 ft rear landscaping agreement to keep the trees. The Hendricks committed to not cutting down additional trees, they have no shed plans, and their home is in the design phase. Mr. DeReamer is looking to protect the trees. He asked the Hendricks to work with Staff. Mr. Bagato is also asking for a commitment to one primary structure on the property.

Mr. DeReamer asked for a Motion on PP-19-7. Mr. Bagato made a Motion to approve with the following conditions:

1. One primary structure on the property
2. A 50-foot buffer on the rear woods by Sawgrass
3. Annexation into the City of Fishers

The Motion was seconded by Mr. DeReamer. The Motion was approved, 2-0.

1. Old Business
   - None
2. New Business
   - None
3. Staff Communication
   - None
4. Findings of Fact- Signatures

As there was no other business, Mr. DeReamer made a Motion to adjourn the meeting, which was seconded by Mr. Bagato. The Meeting was adjourned at 5:55 pm.

Respectfully Submitted by:

Kay Prange, Recording Secretary

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