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

A roll call was taken and those members present were: Tony Bagato and Jason Taylor

Members not present: Brad DeReamer

Others present were: Rodney Retzer, Kevin Stotts, Dale Davis, Ross Hilleary, Kay Prange, Leigh Anne Ferrell, Harold and Diane Hoffman, Lori Springman, Dan Hubbard, Jeff McConnell, Karen Collins, Aaron Reynolds, Bill Butz, Richard Dickerson, Don Anderson.

Mr. Bagato noted that due to Mr. DeReamer's absence from this meeting, and Mr. Taylor’s absence from the April meeting, the Minutes from the April 25, 2019 meeting could not be approved. The approval of the April 25 Minutes will be held over to the next meeting on June 27, 2019.

Public Hearings:

a. 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 Point Plat has been Continued.

Mr. Bagato made a Motion, seconded by Mr. Taylor, to continue the hearing. The Motion was approved, 2-0.

b. CASE #PP-19-7 Kelly Woods Subdivision (RETURNING)

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

Ross Hilleary, Planner II, presented the Returning Primary Plat from the April Plat Committee Meeting. The required R.O.W. (approximately .46 ±acres) is to be shown on the Secondary Plat and will be taken in front of the Board of Public Works for dedication. The petitioner will construct a 10’ path along 106th Street.

Petitioner has agreed to the follow conditions:

- a 50’ buffer along the northern property line where no primary or secondary structure maybe placed
- each lot shall only have one (1) primary structure
No additional public comments were received since this came before the Primary Plat in April 2019. The primary concerns at that time were trees being removed on the northern property line (the petitioner has agreed to a 50’ buffer) and that the lots are platted at 5.0 ± acres, hence the Hendrick’s returning before the Plat Committee.

Staff recommends approval of the Primary Plat as submitted and supportive of the waiver request for Sections 8.4.6. Open Space and 8.4.5. Perimeter Landscaping of the City of Fishers Unified Development Ordinance and the following conditions of a 50’ buffer along the northern property line where no primary or secondary structure maybe placed and that each lot shall only have one (1) primary structure.

Mr. Bagato opened the Meeting to Public Comment. Seeing no member of the Public to speak, he closed the Public Comment portion of the meeting and opened the meeting to Committee Discussion. There was no Committee Discussion. Mr. Bagato made a Motion to approve PP-19-7 with the Conditions shown, which was seconded by Mr. Taylor. The Motion was approved, 2-0.

c. CASE #PP-19-8  The Stations at Fishers District
Request for Primary Plat approval for the creation of two blocks for The Stations at Fishers District PUD project.

Ross Hilleary presented the Request for The Stations at 9712 E. 116th St. This PUD has been split into Block A on the North and Block B on the South. Bill Butz from Kimley-Horn was present to answer questions.

Mr. Bagato opened the meeting to Public Comment.
Mike Fillman (11508 Ivy Ridge)- He lives in the condo behind the property. He questioned if a dog park was still being planned, and how much space there would be. Aaron Reynolds from Thompson Thrift stated that there would be no dog park, that it would be open space. The Development plan is being finalized right now.
Mr. Bagato closed the Public Comment portion of the meeting.

In Committee Discussion, Mr. Bagato discussed access and the connectivity between Kroger, The Stations, and the Yard.

Mr. Bagato made a Motion to approve PP-19-8, which was seconded by Mr. Taylor. The Motion was approved, 2-0.

d. CASE #PP-19-9  SPF15/First Internet Bank
SPF15 Inc requests approval of a primary plat for four (4) lots at the southwest corner of 116th Street and Moore Street. The property is zoned Downtown Core and not waivers are requested.

Dale Davis, Planner Ill, presented the Primary Plat for First Internet Bank and the Hotel. The Petitioner, SPF 15, was available for comments.

Mr. Bagato opened the Meeting to Public Comment. Seeing no member of the Public to speak, he closed the Public Comment portion of the meeting and opened the meeting to Committee Discussion. There was no Committee Discussion. Mr. Bagato made a Motion to approve PP-19-9 which was seconded by Mr. Taylor. The Motion was approved, 2-0.
e. **CASE #PP-19-10 Lake Meadows PUD**

Request for Primary Plat approval for the development of Phase 1 of the Lake Meadows PUD project.

Ross Hilleary presented the Primary Plat for Lake Meadows. Lot 1 is on the West and Block A is on the East. Staff recommends approval of the Plat.

**Mr. Bagato opened the meeting to Public Comment.**

Don Anderson (12520 Hoosier Rd)- Drainage is a concern. If sewers are coming down 126th St., he wants in on that. 

Rich Dickerson (11527 E. 126th St.) – He needs City sewers. 126th was built up causing soggy property. He wants a cut-through (break in the median).

Austin Tracy, Civil Engineer for the project, is proposing their own detention pond. They are aware of the problem with drainage. Dan Hubbard of C and H Capital added that there was a public meeting at the church. The curb cut in the median is not up for consideration.

**Mr. Bagato closed the Public Comment portion of the meeting.** In Committee Discussion, Mr. Taylor stated that any access discussions would need to go to the Board of Public Works. This is not likely to be approved due to safety concerns. The road gaps are minimal. Mr. Bagato stated that this Plat would also require a voluntary annexation.

**Mr. Bagato made a Motion to Approve, seconded by Mr. Taylor.** The Motion for PP-19-10 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. Bagato made a Motion to adjourn the meeting, which was seconded by Mr. Taylor.** The Meeting was adjourned at 5:28 pm.

Respectfully Submitted by:

Kay Prange, Recording Secretary