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, Tony Bagato and Jason Taylor

Members not present: none

Others present were: Rodney Retzner, Kevin Stotts, Jessie Boshell, Ross Hilleary, Kay Prange, Caitlin Dopher

Approval of Minutes: Mr. DeReamer asked for a Motion to approve the Minutes from the April 25, 2019 and June 27, 2019 meetings. Mr. Bagato made a Motion to approve both Minutes, which was seconded by Mr. Taylor. The Motion was approved, 3-0.

Public Hearings:

a. **Case # PP-19-11 Glynn Woods — WITHDRAWN**

Request to hold a public hearing and approve a Primary Plat for three (3) residential properties, to be called Glynn Woods with waivers from Section(s) 8.4.6. Open Space of the City of Fishers Unified Development Ordinance.

b. **Case # PP-19-12- Hunters Run Expansion**

Request to hold a public hearing and Amended Primary Plat approval for the Hunters Run Subdivision to add 136 lots on approximately 50.03 acres.

Jessie Boshell, Planner II, presented the Staff Report for the Expansion. Hunters Run is adding 135 lots from the St. John Vianni property within the Britton Falls PUD. Staff recommends approval.

Mr. DeReamer opened the meeting to Public Comment.

Rich Hall (HOA Advisory Board for Hunters Run)- does Pulte have more amenities planned due to 38% more lots.

Andy Hall (14962 Southeastern Pkwy) – asked about traffic, buffer and setbacks and additional trees. He also referenced lot owners at 13070 Prairie Baptist Rd. and 15012 Southeastern Pkwy who own 5+ acre lots and have the same concerns.

Brian Bell (14976 Southeastern Pkwy)- spoke about fence commitments and the tree line preserved at 50 ft. Asking about timeline for Pulte for tree installation, drainage plan, and signage/lighting.

James Gilmore (1325 Gilmore Dr.)- his concern is Pulte- home values and wants a commitment

Jason Justus (15069 Denison)- asked about tree line, value of small lots, drainage, lighting, trees “lopped off” and traffic on Southeastern Pkwy.

Sara Rose (15121 Denison)- asked about tree line, drainage, homes purchased with premium prices

Diane Scurvin (15097 Denison)- asked about preserving the tree line

Mr. Rose (15121 Denison)- asked about preserving the tree line

Mr. DeReamer closed the Public Comment portion of the meeting and opened the meeting to responses from Pulte and questions from the Committee. Caitlin Dopher of Pulte spoke that the tree line will be kept. Mr. DeReamer asked what protections there would be based on his Britton Falls experience. The homes would be similar to the Landings product.
There will be no new amenities. Mr. DeReamer asked about drainage and what guarantee during construction could they get. Pulte needs to work with the county and Fishers engineering to tie-in. Mr. Taylor spoke about the long-term plan for a roundabout with 136th widening over to Prairie Baptist Rd. Mr. DeReamer stated that he had always assumed that this would stay as church property. It’s zoned R2- and Pulte has a right to develop. It’s not fair that services are not being expanded. The Hunters Run HOA needs to get with Pulte and meet with the owners to the west, the agreement needs to be on the Plat as a public record.

Rich Hall asked if it could be made a separate subdivision. Mr. DeReamer said that the City can’t do that. Mr. Bagato stated since there are no waivers, the Board is required to approve even though there have been issues with Pulte. Jason Justus asked for a 100ft setback for neighbors to the west by eliminating 2 lots.

Mr. DeReamer asked for a Motion for PP-19-12. Mr. Bagato made a Motion to approve, seconded by Mr. Taylor. The Motion was approved, 3-0.

c. Case # PP-19-13 Ritchey Reserve
Request to hold a public hearing and Primary Plat approval for the Ritchey Reserve development for the creation of two (2) lots.

Ross Hilleary, Planner II, presented the request for the creation of two (2) lots. No Waivers are requested and Staff Recommends approval.

Mr. DeReamer opened the meeting to Public Comment. There was no Public Comment and no Committee Discussion. Mr. DeReamer asked for a Motion for PP-19-13. Mr. Bagato made a Motion to approve, which was seconded by Mr. Taylor. The Motion was approved, 3-0.

d. Case # VAC-19-8 Scannell Plat Vacation
Scannell Properties requests the vacation of the plat and covenants for 14 lots within the Morgan Meadows and Fishersdale Subdivisions. The lots are generally located northwest of Lantern Road and Fishers Pointe Blvd.

Jessie Boshell presented the Staff Report. There are 14 properties that will be vacated for the apartment project. Staff recommends approval of the vacation of the parcels only.

Mr. DeReamer opened the meeting to Public Comment. There was no Public Comment and no Committee Discussion.

Mr. DeReamer asked for a Motion for VAC-19-8, Mr. Bagato made a Motion to approve, which was seconded by Mr. Taylor. The Motion was approved, 3-0.

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 5:50 pm.

Respectfully Submitted by:

Kay Prange, Recording Secretary