



**City of Fishers, Indiana  
Planning & Zoning Department**

*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 Planning & Zoning Department, 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, February 25, 2021**

**TIME: 9:00 AM**

**PLACE: Virtual Meeting via Microsoft Teams**

**MEMBERS OF THE PUBLIC MAY STREAM THE LIVE MEETING BY GOING TO:**

<http://tinyurl.com/FishersCityHall>

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**1. Woods at Vermillion Section 4 - SP-21-8 / SIP-21-3**

*Parcel: 13-16-08-00-00-015.001*

Weihe Engineers, Inc. on behalf of North CD, Inc. requests approval of a Secondary Plat and Subdivision Improvement Permit for Section 4 of the Woods at Vermillion Subdivision. Section 4 will consist of 25 lots on approximately 13.02 acres. Jim Pence with Weihe Engineers, Inc. is the Project Engineer ([pencej@weihe.net](mailto:pencej@weihe.net)).

*Megan Schaefer*

**2. Enclave at Vermillion Section 6 - SP-21-9 / SIP-21-4**

*Parcel: 13-16-08-00-00-017.001*

Weihe Engineers, Inc. on behalf of North CD, Inc. requests approval of a Secondary Plat and Subdivision Improvement Permit for Section 6 of the Enclave at Vermillion Subdivision. Section 6 will consist of 28 lots on approximately 11.81 acres. Jim Pence with Weihe Engineers, Inc. is the Project Engineer ([pencej@weihe.net](mailto:pencej@weihe.net)).

*Megan Schaefer*

**3. Bridger Pines West Section 2 – SP-21-7 / SIP-21-2**

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

Brett Huff with Kimley-Horn and Associates, Inc. on behalf of Lennar Homes of Indiana, Inc. request approval of a Secondary Plat and Subdivision Improvement Permit for Section 2 of Bridger Pines West, 54 parcels on 17.64 acres. The subject site is located northeast of the intersection of 96th Street and Cyntheanne Road and south of Flat Fork Creek Park. The property is zoned PUD and is within the corporate limits of Fishers. Brett Huff is the project manager ([brett.huff@kimley-horn.com](mailto:brett.huff@kimley-horn.com)).

***Ross Hilleary***

**4. The Knoll at Thorpe Creek Section 7 – SP-21-6 / SIP-21-1**

*Parcels: 13-11-36-00-00-005.002,  
13-11-36-00-00-005.000*

Joseph Heck with Projects Plus on behalf of Grand Communities,LLC requests approval of a Secondary Plat and Subdivision Improvement Permit for Section 7 of The Knoll at Thorpe Creek. Section 7 will consist of 26 lots and will be the final section of The Knoll at Thorpe Creek. Joseph Heck is the Project engineer ([jheck@projectsplus.org](mailto:jheck@projectsplus.org)).

***Jessie Boshell***

**5. Grantham – PP-21-3**

*Parcels: 13-16-05-00-00-001.001, 13-12-32-00-00-023.004,  
13-16-05-00-00-004.001*

Kyle Eichhorn with HWC Engineering on behalf of Platinum Properties requests approval of a Primary Plat for the Grantham subdivision. Subject plat consists of 199 lots on 118.75 acres. Subject site is located at the corner of 113th Street and Southeastern Parkway. Kyle Eichhorn is the Project Engineer. ([keichhorn@hwcengineering.com](mailto:keichhorn@hwcengineering.com)).

***Jessie Boshell***

**6. The Tot Spot – ILP-21-2**

*Parcel: 13-11-24-00-01-004.002*

Brad Schoeff with Weihe engineering on behalf of the Tot Spot requests approval of an Improvement Location Permit for an 11,694 square foot daycare facility on 1.98 acres. Subject site is located 14300 E 138th Street in the Med Tech Park. Brad Schoeff is the project engineer ([schoeffb@weihe.net](mailto:schoeffb@weihe.net)).

***Jessie Boshell***

**7. The Learning Experience – ILP-21-4**

*Parcel: 15-11-19-00-67-002.000*

Eric Williams with Stonefield engineering on behalf of The Learning Experience requests approval of an Improvement Location Permit for The Learning Experience. Subject project consists of a 10,000 sf daycare facility on 1.31 acres. Subject site is located at 13650 Bent Grass LN, east of State Road 37, north of 135th Street. Eric Williams is the Project Engineer ([ejankowski@stonefieldeng.com](mailto:ejankowski@stonefieldeng.com)).

***Jessie Boshell***

**8. Geist Waterfront Park Phase 1A – ILP-21-5**

*Parcels: 13-15-01-00-00-012.301,  
13-15-01-00-00-012.341*

The City of Fishers requests approval of an Improvement Location Permit for the Geist Waterfront Park, Phase 1A, which includes the entrance, signage, perimeter fence and associated earthwork and utilities. The property is generally located on the east side of Olio Rd., south of the Geist Reservoir and consists of approximately 6 acres. The property is zoned PUDM and is within City Limits. Tom Green with Browning Day is the project manager ([tgreen@browningday.com](mailto:tgreen@browningday.com)).

***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.*

### **1. Geist Community Center Parking Lot Expansion – ILP-21-3**

*Parcel: 13-15-12-00-00-013.005*

Bordenet CE & LS, LLC on behalf of the Geist Community Center Inc. requests approval of an Improvement Location Permit for a parking lot expansion. Subject site is located at 14500 E 96<sup>th</sup> St, on the north side of 96<sup>th</sup> St, west of Georgia Rd. Scott Bordenet is the Project Engineer ([sbordenet@civil-ls.com](mailto:sbordenet@civil-ls.com)).

*Megan Schaefer*

### **2. Villas at Fishers District PUD – RZ-21-2**

*Parcel: 15-15-06-00-00-002.000*

Faegre Drinker on behalf of Thompson Thrift requests approval of a rezone from EN, I-69 Overlay Zone to PUD-M for a mixed-use PUD on 36 acres east side of USA Parkway. The project includes 250 residential units, with 210 duplexes and eight (8) five-plex townhomes (40 units). The PUD includes a commercial project that will be developed in the future. Mark Leach is the Project Manager ([mark.leach@faegredrinker.com](mailto:mark.leach@faegredrinker.com)).

*Megan Schaefer*