

**CITY OF FISHERS
NICKEL PLATE REVIEW COMMITTEE MINUTES
July 27, 2022**

The Nickel Plate Review Committee was convened by Emily Bowman at 5:00 p.m.

A roll call was taken and those members present were: Emily Bowman, Eugene Johnson, Rich Block. Selina Stoller joined via Teams using Electronic Participation Policy. Jamie Nieves was absent.

Others in attendance: Ross Hilleary, Sydney Granlund, Kay Prange, Kacy Irwin, Mike Lewis, Joe Nixon.

Minutes from the 6-22-22 meeting were approved, 4-0.

a. Case #NPR-22-4 11405 Lantern Road (PREVIEW)

Custom Container Builders on behalf of Joe Nixon Properties request approval of site design, architecture, and waivers for a 2,260 sqft Custom Container Builders new residential house. The property is zoned VC – Village Center with the common address of 11405 Lantern Road.

Ross Hilleary, Assistant Director of Planning and Zoning, presented the request for site design, architecture, and waivers for a house at 11405 Lantern Road to be built using shipping containers. This is a preview. The lot is currently empty. Other properties on Lantern Road were shown.

Staff does not recommend approval as presented. Staff recommends that façade articulation is added and that Corten steel be reduced to 40% with siding of a different color. Asking Committee for guidance.

Kacy Irwin and Mike Lewis presented a siding product, Borel siding, similar to shiplap with a more residential feel. The epoxy paint on corrugated steel will resist corrosion.

In Committee discussion, Rich Block asked if 40% still meets the staff needs? In conversation with the Petitioners, Mr. Nixon noted that a similar approval at 11217 Meadows Dr. has taken place. Selina Stoller noted that the roof on that property had more pitch and that additional materials are needed for this home. Eugene Johnson recommended working with staff on getting materials upgraded. Emily Bowman confirmed that it is a single-family home. She likes the front, bring more wood in. She is not opposed to the modern factor using a re-cycled storage container. Rich Block is open to this – his concern is structural and also likes the front elevation. Hardi plank is a good product. Joe Nixon is open to adding materials, wants to keep it wood – Staff agrees. He noted that he has reached out to home owners in the South Village and has received positive reaction. Emily Bowman asked about the landscaping around the patio. That is yet to be designed. Additional articulation and wooden doors were also discussed.

Ms. Bowman asked for a Motion. Mr. Block made a motion for the Petitioner to continue working with Staff, and to define the patio and the additional materials. Mr. Johnson seconded. The Motion was approved, 4-0.

As there was no other business, the meeting concluded at 5:43 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary