The Plat Committee convened at 5:00 p.m.

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

Members absent: None

Others present: Rodney Retzner, Kay Prange, Jessie Boshell, Ross Hilleary, Andrew Magee, Todd Eberwine, Janel Keesling, Ken Shepherd, Bill Evans, Gordon Kritz

Mr. DeReamer confirmed quorum and called the meeting to order.

Mr. DeReamer asked for a Motion to approve the Minutes from the January 27, 2020 meeting. Mr. Bagato made a Motion to approve the Minutes, which was seconded by Mr. Taylor. The Minutes were approved, 3-0.

Public Hearings:

a. Case # PP-19-24 - Cyntheanne Meadows

KLS Services, LLC requests approval of a Primary Plat to subdivide approximately 13.12 Acres into fourteen (14) lots. The Subject property is East of Cyntheanne Park, South of 126th Street, and west of the Piper Glen Subdivision. Located at 16265 E 126th Street and 16283 E 126th Street.

Jessie Boshell, Planner II, presented the Staff Report for Cyntheanne Meadows, which is a subdivision of 14 custom homes. No waivers have been requested and Staff recommends approval. Bill Evans, representing the Petitioner, stated that they are finishing up on TAC comments and starting construction in the Spring.

Mr. DeReamer open the Meeting to Public Comment.

Todd Eberwine, (12490 Coastal) – Spoke that his concern is that the stub street will get more traffic with people cutting through.

Mr. DeReamer closed the Public Comment Portion of the Meeting.

In Committee Discussion, Mr. Bagato stated that we are obligated to approve it since it meets all standards. Mr. Taylor stated that more than stop signs are warranted on the streets there and that Engineering will be mindful of that. Mr. DeReamer asked if trees were being considered and if there would be park access. The answers were yes to both.

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

b. Case # VAC-20-1 - Lot 23 - Morgan Meadows Plat Vacation

Request to hold a public hearing for the request of a vacation of the plat and covenants for one (1) lot within the Morgan Meadows Subdivision. The property is generally located east of Meadows Drive with a common address of 11301 Meadows Drive.

Ross Hilleary, Planner III, presented the Staff Report, which requests to subdivide one lot into 2 lots. Staff recommends approval.

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The elevations were previously approved at the February Nickel Plate Review Committee meeting.

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

Janel Keesling- (8688 Royal Dr.) Spoke about her concern that the lot is only 40 feet wide. She is concerned about the aesthetic and that the garage will be deep on the lot. These new homes are next to 1960’s all brick ranches. Is there a plan for a fence wind there is a child and a dog next door. Also expressed concern that the FFD is not aware of the project.

Joe Nixon (11401 Lantern Road) – Mr. Nixon spoke about the numbering of the sections (Gradison is 1, 2, and 3) with the new developer owning section 4. How will future sections be numbered and how will an HOA work with different owners?

**Mr. DeReamer closed the Public Comment portion of the meeting.**

Ross Hilleary responded that any fencing would be the responsibility of the new owner. It is true that a new section would be numbered section 5, regardless of owner. There is no master plan for the area and no HOA at this time.

In Committee Discussion, Mr. Bagato noted that the Gradison homes nearby were two and three stories tall, and that previously 3 lots were subdivided into 5 to accommodate their project. The Gradison lots are more than 40 feet wide. Mr. Taylor asked if we are obligated to approve? Mr. Retzner said that we can ask for conditions. Mr. DeReamer stated that he understood the concerns and that it is within the law. Mr. Retzner mentioned that the actual zoning took place in 2017. Mr. Taylor added that safety concerns have been coordinated with the Fishers Fire Department.

**Mr. DeReamer asked for a Motion. Mr. Bagato made a Motion to approve the request which was seconded by Mr. Taylor. The Motion was approved, 3-0.**

**Minor Subdivision:**

a. **Case # PP-19-23 Humane Society for Hamilton County**

Request to consider a minor Primary Plat for one (1) lot on approximately 8.5 acres at the southeast corner of E 106th Street and Hague Road.

Andrew Magee, Planner I, presented the Staff Report for the Humane Society. He noted that the Plat has been revised since the Agenda went out. The updated Plat was given to each member. Staff Recommends approval.

**Mr. DeReamer opened the meeting to Public Comment. Seeing none, he closed the Public Comment portion of the meeting.**

In Committee Discussion, Mr. Taylor noted that there were site line issues that have been resolved.

**Mr. DeReamer asked for a Motion. Mr. Bagato made a Motion to approve the request which was seconded by Mr. Taylor. The Motion was approved, 3-0.**

b. **Case # PP-19-25 - South Village of Nickel Plate Sec. 4**

Request to approve the primary plat for two (2) lots on approximately .33 acres for two single-family homes. The property is generally located east of Meadows Drive with a common address of 11301 Meadows Drive.

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Ross Hilleary, Planner III, presented the Staff Report. The plat is located south of the 5 Gradison lots. The Primary Plat meets all requirements and there are no waivers. Staff recommends approval.

Mr. DeReamer opened the meeting to Public Comment. Seeing none, he closed the Public Comment portion of the meeting.

In committee Discussion,

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

As there was no other business, the meeting was adjourned at 5:27 p.m.

Respectfully Submitted by:

KPRANGE  
Kay Prange, Recording Secretary

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