

CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
May 8, 2019

APPROVED

The Advisory Plan Commission convened at 6:00 p.m.

Mr. Harling confirmed quorum and called the regular meeting to order.

A roll call was taken and those members present were: Warren Harling, Brad DeReamer, Bruce Molter, Kim Logan, Rick Fain, Rich Block, and Howard Stevenson, Pete Peterson, Bill Stuart, Anne Kelly.

Absent were: Steve Richards

Others present were: Rodney Retzner, Tony Bagato, Dale Davis, Kay Prange, Joe Nixon

Anne Kelly was sworn in to the Plan Commission.

Mr. Harling made a Motion to approve the April 10, 2019 minutes. The Motion was approved by all. The minutes were approved, 10-0.

Public Hearings:

a. CASE # RZ-19-8 Crew Carwash Headquarters - Continued

Faegre Baker Daniels, LLP. on behalf of Crew Carwash request a public hearing and recommendation for a rezone from Employment Node (EN) to PUD for a car wash and office headquarters. The subject property is located on the west side of Exit Five Pkwy, north of 116th Street.

Mr. Harling made a Motion to Continue. The Motion was approved by all.

b. CASE # RZ-19-7 State Farm - Continued

Clint Wilson Insurance Agency Inc. requests a public hearing and recommendation for a rezone from residential to commercial to accommodate the remodel of the existing home from a residence to an insurance office for the property at 13577 E 126th Street, generally located on the south side of 126th Street, west of Olio Road

Mr. Harling made a Motion to Continue. The Motion was approved by all.

APPROVED

c. TA-19-5 Nickel Plate District Code Text Amendment.

The City of Fishers requests a favorable recommendation to the City Council for text amendments to the Nickel Plate District Code. The amendments propose to remove use language from the code and update the procedures for the Nickel Plate Review Committee.

Dale Davis, Planner III, presented the Text Amendment. The goal is to remove the use language in the form-based code and to simplify the code for the Nickel Plate. We would continue with a waiver-based system.

Mr. Harling opened the Meeting to Public comment.

Joe Nixon (7611 St. George Bl.) – Mr. Nixon is a property owner and developer on Lantern Road. In summary, he proposes that there would be no distinction of use between residential and commercial building. The same rules would apply to office buildings and a 2-story house. Don't distinguish based on use.

Mr. Harling closed the Public Comment portion of the meeting.

In committee Discussion, Tony Bagato, Director of Planning and Zoning, noted that the code has too much use-based language. He wants to simplify the code with one theme. Waivers work well with the NPRC committee.

Mr. DeReamer stated that we don't want to make it difficult, we need less government. Mr. Block likes the way we allow/disallow in the PUD for elevations. Mr. Harling likes this process. Ms. Kelly asked if there was a cost on waivers. Mr. Davis said no. Mr. Block discussed minimum and maximum height for office buildings. Mr. Dereamer asked if we work with Fishers Fire Department on height and that was confirmed.

Mr. Harling asked for a Motion. Mr. Molter made a Motion to approve TA-19-5, which was seconded by Mr. Stuart. The Motion was approved, 10-0.

New Business- none

Staff Communication- none

As there was no further business, Mr. Harling made a Motion to adjourn, which was seconded by all. The meeting was adjourned at 6:21 p.m.

Next Meeting: June 5, 2019

Respectfully Submitted by:


Kay Prange, Recording Secretary