

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
February 9, 2022**

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

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

A roll call was taken and those members present were: Rick Fain, Pete Peterson, Howard Stevenson, Bill Stuart, Dawn Lang, Todd Zimmerman, Kim Logan, Bruce Molter and Steve Richards

Absent: Selina Stoller

Others present: Rodney Retzner, Megan Vukusich, Ross Hilleary, Bre King, Kelly Lewark, Tracy Gaynor, Doug Allman, Brooks Longfellow, Steve Hardin, Roland Schloot, Eric Morr.

Election of Officers, Appointments, and Designations:

- a. Election of President – Mr. Stevenson
- b. Election of Vice President – Mr. Peterson
- c. Appointment of Secretaries (Megan Vukusich, Ross Hilleary, Jonah Butler, Bre King, Tyler Folk)
- d. Appointment of Recording Secretary (Kay Prange and Kelly Lewark)
- e. Appointment of Member of City of Fishers Board of Zoning Appeals - Fall Creek Township Division (Steve Richards)
- f. Appointment of all Members to Plat Committee (Megan Vukusich, Jason Taylor, Selina Stoller)
- g. Appointment of Member to PUD Committee (Howard Stevenson)
- h. Designation of Plan Commission Legal Counsel (Krieg DeVault)
- i. Designation of Commission Legal Publications (Noblesville Times and The Current)

Mr. Stevenson asked for a motion to approve the elections a.-i. (as specified above). Ms. Logan made a motion to approve the elections, with Mr. Stevenson being President and Mr. Peterson being Vice President. The motion was seconded by Mr. Peterson. Motion passed, 9-0.

Mr. Stevenson asked for a Motion to approve the Minutes from the 12/16/21 meeting. Mr. Peterson made a Motion to approve, seconded by Ms. Logan. The Minutes were approved, 9-0.

Public Hearings:

RZ-21-7 Bel Canto “The Cottages PUD” – PETITIONER HAS ASKED FOR A 2ND CONTINUANCE

Faegre Drinker on behalf of Bel Canto is requesting a rezone of 24 acres from PUD-C to PUD-R for 292 multifamily units. Property is generally located on the southeast corner of E 136th St and Cyntheanne Rd.

Megan Vukusich, Director stated the case was continued from last month’s meeting. The petitioner has requested a second continuance. She said staff is holding a separate neighborhood meeting in the area where this development is proposed. The petitioner requested to wait to come before the Commission until after that meeting.

Mr. Peterson made a Motion to grant the continuance to the March meeting, seconded by Mr. Fain. Motion passed, 8-1.

RZ-21-10 The Courtyards of Fishers PUD

Consideration of a rezone of 22.1 acres from R2-Residential to PUD-R for 50 single-family units. Project is known as the Courtyards of Fishers PUD. The property is generally located northwest of the intersection of Southeastern Parkway and 113th Street.

Ross Hilleary presented the staff report. Staff received one letter of remonstrance from Councilman DeReamer. Staff feels they have addressed those concerns. Staff recommends approval of sending a favorable recommendation to City Council.

Steve Hardin, Faegre-Drinker introduced Brooks Longfellow from Epcon Communities. Mr. Longfellow shared background on Epcon and why they focus on the empty-nester market. The price range of these homes will be approx. \$425k-\$650k. Mr. Hardin noted they have updated their perimeter landscaping requirements, in response to few surrounding property owners. The new language requires a minimum of eight (8) evergreen trees, and three (3) shade trees per one hundred (100) feet of external street frontage.

Mr. Stevenson opened the meeting to Public Comment.

Doug Allman (16124 E. 126th St) stated he does not feel the project fits the area and does not meet the 2040 Comprehensive Plan. He asked the Commission to vote unfavorable on this project.

Eric Moor (16478 Southeastern Pkwy) stated the petitioner has done a good job of reaching out to the neighbors, but he does not feel it fits the area. He would like to see Estate Residential/larger lots in the area.

Roland Schloot (16501 Southeastern Pkwy) stated this area should be estate homes. He feels the area is saturated with homes. He's also concerned about traffic issues in area.

Mr. Stevenson closed the Public Hearing.

Mr. Peterson asked for clarification from staff about the area being designated R2 Residential (not Estate Residential) in the 2040 Plan. Mr. Vukusich stated the 2040 Plan identifies this as Low Density Suburban Residential which still allows 1-2 dwelling units per acre, which was the same as the Grantham project. The 2040 Plan states a *variety of densities within the permitted range is encouraged to allow for a more diversity in housing type*. Staff feels that this project aligns with the plan. Mr. Peterson stated he understands residents' concerns and has witnessed the change that Fishers has experienced. He stated many people want to come to Fishers for the things the City provides. The City has a housing shortage, especially age-targeted homes (according to a housing study just completed). He feels this is a low impact subdivision and will bring quality homes at the price point proposed.

Mr. Peterson made a Motion to send a favorable recommendation to Council, seconded by Mr. Stuart. Motion passed, 9-0.

TA-21-47 UDO Update

Consideration of a Text Amendment to various sections of the Unified Development Ordinance (UDO).

Ms. Vukusich stated this is a minor clean-up ordinance to the UDO. Over the past year several new planners have been taking a look at the standards as they've reviewed developments. Staff has identified minor errors that need updated.

Mr. Stevenson opened the Public Comment portion of the meeting. Seeing no one present to speak, he closed the Public Hearing.

Mr. Peterson made a Motion to send a favorable recommendation to Council, seconded by Mr. Stuart. Motion passed, 9-0.

Old Business - None

In Staff Communication, Ms. Vukusich gave a summary of Council action. An update to the Rules and Procedures was also noted for the Commissioners' review.

The Meeting was adjourned at 6:48 p.m.

Respectfully Submitted by:

Kelly Lewark, Recording Secretary