

**CITY OF FISHERS  
ADVISORY PLAN COMMISSION MINUTES  
March 1, 2023  
LAUNCH FISHERS THEATER**

**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, Bill Stuart, Selina Stoller, Howard Stevenson, Steve Richards, Pete Peterson, Bruce Molter, Kim Logan, Todd Zimmerman

Others present: Rodney Retzner, Megan Vukusich, Kay Prange, Ross Hilleary, Tracy Gaynor, Tony Bagato, David Compton, Keith Lash, Kylie Amick, Larry Lannan, Josh Huser, Brad DeReamer, Jonathan Isaacs

Pete Peterson made a Motion to approve the Minutes from the 2-1-23 meeting. Ms. Logan and Mr. Zimmerman abstained as they did not attend the meeting. The Motion was approved 7-0.

**a. UDO Update**

**Case:** TA-23-2

**Address:** Citywide

**Request:** Consideration of a text amendment to the Unified Development Ordinance (UDO).

**Petitioner:** City of Fishers

**Planner:** Megan Vukusich, Director ([vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us))

Megan Vukusich presented the Text Amendment request for an update to the UDO to allow new HOA's to allow changes to covenants and restrictions based on a majority vote, rather than the 75% in most communities.

**Mr. Stevenson opened the Public Comment portion of the meeting.**

Josh Huser (12863 Shakespeare Way)- This is a great addition. Avalon has been unable to make quorum with the 75% threshold.

Brad DeReamer (City Councilor, Britton Falls)- 100% of HOA's are having trouble, such as Gray Eagle, Britton Falls. Representing the homeowners.

Christina Wilson (Representing BAGI) -Recommends collaborative approach, propose to continue for 30 days.

[Letter to Plan Commission.](#)

Jonathan Isaacs (Representing M/I Homes) – (8495 Woodfield Crossing) Spoke about declarant right

Tony Bagato (Representing Lennar) – (7561 Timber Springs Dr.) 51% is not ideal, this only applies to new developments once the developer turns over to the HOA.

David Compton (Representing Pulte) (10995 Spice Ln)- There is some positive, but the developer can't lose control at 51%. Reminder of Surfside tragedy.

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

In Commission discussion, Selina Stoller, Pete Peterson, agree deeper discussion is needed, continue to bring groups together. Kim Logan suggested 66%. Bill Stuart noted the difference between covenants and by-laws. Todd Zimmerman understands both sides. We have to be careful in communication.

Mr. Stevenson asked for a Motion. Pete Peterson made a Motion to continue, seconded by Bill Stuart. The Motion was approved, 8-0. Mr. Peterson had to leave the meeting before the vote was taken.

b. **Geist Waterfront Park Rezone**

Parcels: 13-15-01-00-00-012.341, 13-15-01-00-00-012.301, 13-15-01-00-00-012.000, 13-15-01-00-00-012.002, 13-15-01-00-00-012.311

Address: 10811 Olio Rd

Case: RZ-23-1

Request: Consideration of a rezone to Open Space for the Geist Waterfront Park.

Petitioner: City of Fishers

Planner: Megan Vukusich, Director ([vukusichm@fishers.in.us](mailto:vukusichm@fishers.in.us))

The Rezone request was presented by Megan Vukusich.

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

**Mr. Stevenson asked for a Motion. Selina Stoller made a Motion to approve, seconded by Mr. Fain. The motion was approved, 8-0.**

**The Meeting was adjourned at 6:55 p.m.**

Respectfully Submitted by:

  
Kay Prange, Recording Secretary