

CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
March 2, 2022

APPROVED

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, Kim Logan, Bruce Molter and Selina Stoller

Absent: Dawn Lang, Todd Zimmerman, Steve Richards

Others present: Rodney Retzner, Megan Vukusich, Ross Hilleary, Bre King, Kay Prange, Tracy Gaynor, Steve Hardin, Barbara Miller, Roy Suarez, Ellen and Fred Boso, Todd and Deanna Reed, Scott Huntsman, Jo Goldstein, Jeff Jarecki, Gabrielle Gonzalez, Sandra Avery

Mr. Stevenson asked for a Motion to approve the Minutes from the 2-9-22 meeting. Ms. Logan made a Motion to approve, seconded by Mr. Peterson. The Minutes were approved, 7-0.

Agenda item 7.c. was move to the beginning of the Agenda. Lisa Bradford, City of Fishers Controller, presented the Highline project documents which are a secondary step - the Plan Commission will confirm that they have reviewed the RDC documents relating to this project.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to approve, seconded by Mr. Stuart. The Motion was approved, 7-0.

Public Hearings:

RZ-21-7 Bel Canto "The Cottages PUD" –

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 of Planning and Zoning, stated the case had been continued from last month's meeting. Bel Canto is proposing a multi-family rental project with 30 buildings, 8 units per building. There are no plans to stub street to the south. If approved, this would go to the PUD Committee next month. Staff is asking for an unfavorable recommendation as it is not a fit for this location and much remonstrations has been received. Concerns include traffic, school system crowding, commercial needs in the area. A petition has been received from Barrington Estates. On Feb. 16, 2022, Staff met with neighbors - 99 participated virtually and 300 responded to a survey.

Steve Hardin of Faegre Drinker, representing Bel Canto, explained that this is a down-zone to a lower density and that it is appropriate that the community engage in this. Sandy Avery of Bel Canto explained their plans for this area and that it will be keyed to an older demographic, with a lower density. They do not believe that property values will be affected negatively. Retailers say that they want more rooftops.

Mr. Stevenson opened the Public Hearing.

Greg Zubek, representing the Barrington Estates HOA is opposed and the Barrington Estates residents are unanimous. He agrees with Staff.

Scott Huntsman (13543 Browning)- lives in Barrington and the neighbors have spoken.

Barb Miller (12905 Merlot)- lives in Britton Falls. The density will impact property values, with transient occupants.

Jeff Jarecki (16264 Remington Dr.)- he is devastated by this possibility - protect- vote no.

Jo Goldstein (16279 Remington Dr.) - Barrington Estates residents were involved in the original PUD. They are very much against this.

Mr. Stevenson closed the Public Hearing.

In Committee Discussion, Pete Peterson said that the Bel Canto group is outstanding and Fishers wants to partner with them, but the location is bad. He has never heard so much remonstrations about a project. Selina Stoller said that we just don't think this is the right location. Remonstrations are more than was expected.

Mr. Stevenson noted that Fishers needs multi-family homes but he agrees with the Board members.

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to send an unfavorable recommendation to City Council, seconded by Ms. Stoller. The Motion to send an unfavorable recommendation was approved 7-0.

Old Business - None

In Staff Communication, Ms. Vukusich gave a summary of Council action. Ms. Vukusich also presented the Housing Taskforce Study to the Commission.

The Meeting was adjourned at 6:57 p.m.

Respectfully Submitted by:


Kay Prange, Recording Secretary