

APPROVED

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
April 12, 2023
LAUNCH FISHERS THEATER**

The meeting of the Advisory Plan Commission convened at 6:15 p.m.

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

Katie Jackson was welcomed by Mr. Stevenson as a new member.

A roll call was taken and those members present were: Rick Fain, Bill Stuart, Selina Stoller, Howard Stevenson, Steve Richards, Bruce Molter, Kim Logan, Todd Zimmerman, Katie Jackson. Pete Peterson was not present.

Others present: Rodney Retzner, Megan Vukusich, Kay Prange, Ross Hilleary, Tracy Gaynor, Josh Huser, Brad DeReamer, Tom Murray, Jocelyn Vare, Bill Butz, Thomas Perkins, Chris Cooke, Elizabeth Cooke

Ms. Logan made a Motion to approve the Minutes from the 3-1-23 meeting, seconded by Mr. Fain. The Motion was approved 7-0. Ms. Jackson abstained. Mr. Zimmerman arrived after this vote.

a. Magnolia Grove Salon

Parcel: 13-11-35-00-00-041.001

Address: 13483 E 116th

Case: RZ-22-4

Request: To approve of a rezone of 1.76 acres from R2 to C1.

Petitioner: Bill Butz (bill.butz@kimley-horn.com)

Planner: Bre King, Senior Planner (kingb@fishers.in.us)

Tom Perkins, representing the Petitioner, asked for a continuance to the May meeting. This will allow time to meet with the neighbors. Megan Vukusich, Director of Planning and Zoning, agrees with the continuance.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to continue the item, seconded by Ms. Logan. The Continuance was approved, 9-0.

b. UDO Update – CONTINUED FROM MARCH MEETING

Case: TA-23-2

Address: Citywide

Request: Consideration of a text amendment to the Unified Development Ordinance (UDO) establishing voting requirements for new HOAs.

Petitioner: City of Fishers Planner: Megan Vukusich, Director (vukusichm@fishers.in.us)

Megan Vukusich presented a summary of the UDO update regarding new HOAs. Meetings were held with developers and an HOA Town Hall to discuss the challenges of meeting quorum in HOA meetings.

Revised proposed language was reviewed- annual budget approval would need a simple majority, HOA operations would need no more than 50%, all other decisions would go by the governing documents. Staff is open to more suggestions and continuance for another month. Mr. Stuart confirmed that this is not retroactive to existing HOAs. Mr. Retzner stated that there is no way to enforce these private contracts between citizens and their HOAs for HOAs already in existence.

Mr. Stevenson opened the Public Hearing.

Brad DeReamer (13142 Oakford Trail) – this is all going in the right direction but item #4 conflicts with State law. Later in the Public Hearing, he stated that a bankrupt developer still doesn't have to turn over the HOA.

Tom Murray (9512 E. 59th St.) – Mr. Murray has represented hundreds of HOA's over the years. The governing docs need to be cleaned up. The wording is vague and redundant.

Josh Huser (12863 Shakespeare) – representing Avalon and looking for a provision for a lower threshold.

Mr. Stevenson closed the Public Hearing.

In Committee discussion, Mr. Stevenson agrees that we need to hone in on this. Ms. Stoller is grateful for feedback and in favor of continuance. Mr. Stuart confirmed with Mr. Hauser that Avalon bylaws need 75% to be changed. Mr. Murray spoke about unrealistic quorums, dismal attendance, homeowner apathy. Online voting is an option but also has a low return rate.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to continue, seconded by Ms. Logan. The Motion to continue was approved, 9-0.

2. Staff Communications:

Summary of Council Action- Geist Park was approved.

Megan Vukusich presented the Allisonville Road Corridor Study.

This was a community-led study with focus groups and 1600 responses. Top topics were:

- Land use
- Street scape
- Connectivity

Roundabouts : 96th St. project in 2023 116th St. project in 2024

Highlights include greening the corridor, The White River park identity, site improvements such as Mashcraft and Allisonville Nursery, Kroger's move to the east, this is a 5-10 year plan.

The Meeting was adjourned at 7:00 p.m.

Respectfully Submitted by:


Kay Prange, Recording Secretary