

APPROVED

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
April 14, 2021**

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

Mr. Peterson confirmed quorum and called the Teams meeting to order.

A roll call was taken and those members present were: Selina Stoller, Rick Fain, Pete Peterson, Howard Stevenson, Bill Stuart, Kim Logan, Bruce Molter. Steve Richards joined mid-meeting.

Absent : Todd Zimmerman and Anne Kelly

Others present: Rodney Retzner, Tony Bagato, Megan Schaefer, Jonah Butler, Steve Hardin, Kelly Lewark, Eric Wojack, Nick Alexander, Bill Butz, Janet Crump, Nicky Bass

Dawn Lang was given the Oath of Office.

Howard Stevenson was elected to the PUD Committee. Mr. Peterson made the motion to nominate, Kim Logan seconded. The Motion was approved, 8-0.

Mr. Stevenson asked for a Motion to approve the Minutes from the 3/3/21 meeting. Mr. Peterson made a Motion to approved, seconded by Rick Fain. The Minutes were approved, 8-0.

Public Hearings:

a. RZ-21-2 Villas at Fishers District

Consideration of a Rezone from EN, I-69 Overlay Zone to PUD-M for the Villas at Fishers District PUD located on 36 acres on the east side of USA Parkway, known as County Parcel No. 15-15-06-00-00-002.000. The project includes 250 residential units, with 210 duplexes and eight (8) five-plex townhomes (40 units). The PUD includes a commercial project that will be developed in the future.

Tony Bagato, Director of Planning and Zoning, presented the Staff Report. The Villas are a single-family home community of 250 paired villa and townhome units. The PUD Committee approved the preliminary architecture at their meeting tonight. Staff recommends approval.

Steve Hardin of Faegre Drinker presented the Petitioner packet. The Economic Development Agreement was approved in March by Council. Two virtual meetings were conducted with adjacent homeowners. Chad Litton, 11034 Timberview Drive has been added to the tree preservation easement area.

Mr. Stevenson opened the Public Hearing:

Janet Crump, (9484 Fortune Drive)- has concerns with setbacks and buffer area. Does not think a 30-ft. buffer is enough. Her property is not adjacent to development but is close.

Tony Bagato explained the proposed buffer will actually range from 30 ft to 85 ft, and consist of a path, tree preservation easement, fencing, new tree plantings, and a retention pond. The area closed to her property will have a fence along the south border. Staff is not concerned and feels the buffer is compatible with the area.

Mr. Stevenson closed the Public Hearing.

Mr. Stevenson asked for a Motion. Mr. Peterson made a motion to approve as presented. Mr. Fain seconded the Motion. The Motion was approved, 9-0.

Tony Bagato summarized Council actions, introduced Jonah Butler as new Planner, and shared his resignation and thanked the Commission for their service and help over the last 5 years.

Old Business- none

Staff Communication - **none**

The Meeting was adjourned at 6:24 p.m. by Mr. Stevenson.

Respectfully Submitted by:


Kelly Lewark, Recording Secretary