

CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
October 5, 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, Bill Stuart, Kim Logan, Selina Stoller via Teams *, Howard Stevenson, Bruce Molter, Steve Richards

Selina Stoller was present for the vote on RZ-22-6, The Yard.

Absent: Todd Zimmerman, Pete Peterson, Dawn Lang

Others present: Rodney Retzner, Megan Vukusich, Kay Prange, Tracy Gaynor, Bre King, Bill Butz, Ryan Menard, Tony Bagato, Tiffanie Ditlevson, Chris Cook.

Before the Public hearings were opened, Chris Cook, (1395 E. 114th St.), spoke at the podium about his opposition to the Magnolia Salon, RZ-22-4. He asked that the Staff Report be updated with all the promises made over the years by different Planning and Zoning members about the 116th and Olio intersection.

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

Public Hearings:

a. RZ-22-6 The Yard Phase II PUD

Consideration of a Rezone from Employment Node to Planned Unit Development-Mixed Use for an expansion to Fishers District including new retail, restaurant, entertainment, and residential uses, known as the Commons at Fishers District.

Petitioner: Thompson Thrift

Megan Vukusich, Director of Planning and Zoning, presented the Rezone for The Yard Phase II. The project includes the Event Center, the Commons At Fishers District, and the Union. Project is scheduled to finish in December 2024. The Rezone looks to codify standards for this development and expand existing standards. Event Center possibilities were shown. Important aspects are Walkability, Buffering, and Traffic Study. Thommpson Thrift did engineering studies comparing to Ruoff. There has been Public Outreach on 9/26/22 with HOA's in the area and on 10/3/22 with Walnut Hills HOA. At 8:00 10/5/22 there is a Mayor's Town Hall and on 10/10/22 it goes before Council. Ryan Menard of Thompson Thrift gave a Project overview - 116th and 106th Street corridors will link through the Event Center. Staff recommends approval.

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

Tiffanie Ditlevson (104331 Brixton Ln.)- Is the church on the corner of 106th St. involved? Megan noted that we can reach out if there is a contact.

Mr. Stevenson closed the Public Hearing.

In Commission discussion, Rich Fain noted that this is a great project. The Food and Beverage tax is a separate matter but would rather the Event Center could pay for itself. Kim Logan - parking is already tight at the Yard/Fishers District. Can it be opened up with new construction. Bill Stuart asked about the 9/26/22 community meeting- what were the concerns? Megan Vukusich said there were concerns about buffering, trails, drainage, but

overall the feedback was positive. Selina Stoller is in favor- this is a transformational project. There are concerns about traffic flow and parking in the Fishers District.

Mr. Stevenson asked for a Motion for RZ-22-6. Ms. Stoller made a Motion to approve, seconded by Mr. Stuart. Mr. Molter abstained from the vote. The Motion was approved, 6-0.

b. RZ-22-3 Fishers Marketplace Towns

Parcel: 15-11-19-00-67-003.000

Faegre Drinker is requesting consideration of a rezone of 5.27 acres from PUDM to PUDR to allow for a townhome development. Subject site is generally located East of SR 37 and West of Bent Grass Lane.

Petitioner: Faegre Drinker

Bre King, Planner, presented the Staff Report. This Rezone is to allow for a 53-unit rear-loaded town home development. The NW corner stub street will be removed. Staff recommends approval.

Steve Hardin, with Faegre Drinker, and Tony Bagato with Lennar were present to answer questions. Mr. Harding noted that there is an update to the 3-story modes with an average of 2400 sq. ft.

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

In Committee Discussion, Rick Fain asked about how to counter out-of-state real estate investors in this current market. Tony Bagato noted that these are For Sale townhomes and buyers cannot be restricted. The HOA could restrict. Price Point is \$400,000. The price point for out of state investors typically tops out at \$350,000. Kim Logan mentioned needing restrictions on AirBnb's also.

Mr. Stevenson asked for a Motion for RZ-22-3. Ms. Logan made a Motion to approve, seconded by Mr. Molter. The Motion was approved, 6-0.

c. RZ-22-4 Magnolia Grove Salon **CONTINUED**

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

Bill Butz of Kimley-Horn is requesting consideration of a rezone of 1.76 acres from R2 to C1. Subject site is located at 13483 E 116th.

Petitioner: Bill Butz

d. TA-22-35 UDO Text Amendment

Consideration of a text amendment to the City of Fishers Unified Development Ordinance (UDO) – Sign Standards.

Petitioner: City of Fishers

Megan Vukusich presented the Staff Report. This Text Amendment updates Sign standards. Staff recommends approval.

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

In Committee Discussion Mr. Stevenson asked if this was related to the recent Supreme Court case. Ms. Vukusich confirmed that it was.

Mr. Stevenson asked for a Motion. Mr. Fain made a Motion to approve, seconded by Ms. Logan. The Motion was approved, 6-0.

e. Plan Commission approval for Allocation Area Resolution for the Airport Allocation Area

Lawrence Summers of the Controller's office presented the process of Plan Commission approval of the RDC action to update the Airport Allocation Area. This then goes before City Council.

Mr. Stevenson asked for a Motion. Ms. Logan made a Motion to approve, which was seconded by Mr. Fain. The Motion was approved, 6-0.

f. Plan Commission approval for Allocation Area Resolution for the REV Allocation Area

Lawrence Summers of the Controller's office presented the process of Plan Commission approval of the RDC action to update the REV Allocation Area. REV is the new development in the Nickel Plate District. This then goes before City Council.

Mr. Stevenson asked for a Motion. Mr. Molter made a Motion to approve, which was seconded by Mr. Stuart. The Motion was approved, 6-0.

The Meeting was adjourned at 6:45 p.m.

Respectfully Submitted by:



Kay Prange, Recording Secretary