



**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
January 8, 2020**

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

Mr. Harling confirmed quorum and called the regular meeting to order.

A roll call was taken and those members present were: Warren Harling, Brad DeReamer, Rick Fain, Kim Logan, Anne Kelly, Bruce Molter, Pete Peterson, Steve Richards, Bill Stuart

Absent were: Howard Stevenson

Others present were: Rodney Retzner, Tony Bagato, Jessie Boshell, Kay Prange, Larry Lannan, Janet Dermody Bayer, Lindsey Phipps, Wayne Roberts, Lisa Roberts, Tim O'Connor, Sam DeLong.

Mr. Harling asked for a Motion for the December 4, 2019 minutes. Ms. Logan made a Motion to approve, seconded by Mr. Fain. The minutes were approved, 8-0-1. Mr. Peterson abstained.

Public Hearings:

a. TA-19-16 - Parkside PUD-

Consideration of a Text Amendment to the Parkside PUD Ordinance amending the Parkside PUD commitments concerning the use and development of real estate. Petitioner is Joe Calderon with Barnes & Thornburg, LLP on behalf of TWG Development, LLC.

TA-19-16 is being continued to the February Plan Commission meeting.

Mr. Harling made a Motion to continue TA-19-16 to February Plan Commission, which was seconded and approved, 9-0.

b. RZ-19-15 - 8766 E 96th Street

Strongbox Commercial requests a public hearing and favorable recommendation to rezone the subject property from C-3 with a Commercial Use limit overlay to C-3 Commercial. The Subject property is west of Lantern Road, on the north side of 96th Street. Petitioner is seeking a rezone to reuse the former Marsh Supermarket building, as well as adding a 10,000 square foot retail pad along 96th Street. Property is approximately 7.91 acres with the common address of 8766 E 96th Street.

Jessie Boshell, Planner II, presented the Rezone. The rezone will lift the C-3 commercial overlay district and leave straight C-3 Commercial zoning. The existing building will have a decrease in total square footage for VASA Fitness with a new outlot building and parking lot improvements. This property is the former Marsh store which was rezoned with a Commercial use overlay in 2019. Staff recommends approval.

Mr. Harling opened the Public Comment portion of the meeting. Wayne Roberts, (8751 E. 96th St.) wants to hear about the changes.

Mr. Harling closed the Public Comment portion of the meeting and opened the Committee Discussion portion.

APPROVED

Bill Stuart asked if the gas station stays- YES.

Rick Fain confirmed the license plate reader is part of the deal.

Warren Harling, regarding the previous overlay, asked about what would happen if this deal fell through. Tony Bagato confirmed that our new base zoning for straight Commercial would give us protection. Hr. Harling sees a bit of a risk.

Pete Peterson noted that he would be in favor of a special variance. Brad DeReamer stated that we would have to live with it.

Mr. Harling asked for a Motion for RZ-19-15. Mr. Peterson made a Motion to send a favorable recommendation to City Council, which was seconded by Mr. Stuart. The Motion was approved, 9 -0.

Staff Communication: Plan Commission Elections and Appointments will be held at the February Plan Commission meeting, after the City Council meeting on Jan. 21, 2020.

As there was no more New Business, the meeting was adjourned at 6:11.

Respectfully Submitted by:


Kay Prange, Recording Secretary