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, Kim Logan, Rick Fain, Rich Block, Howard Stevenson, Anne Kelly, Steve Richards.

Absent were: Pete Peterson, Bill Stuart, Bruce Molter

Others present were: Rodney Retzner, Tony Bagato, Megan Schaefer, Kay Prange, Larry Lannan, Jocelyn Vare, Kate Collins, Kevin Wilson

Mr. Harling asked for a Motion for the July 10, 2019 minutes. Ms. Logan made a Motion to approve, seconded by Mr. Fain. The minutes were approved, 8-0.

Public Hearings:

a. CASE # TA-19-12 – UDO Amendment

Consideration of a Text Amendment to the City of Fishers Unified Development Ordinance (UDO) to modify various sections of the UDO as a clean-up ordinance.

Tony Bagato, Director of Planning and Zoning, presented the proposed UDO Amendment modifications. The changes include:

- Some standards needed further explanation from the earlier re-write
- Some Language needed to be cleared-up
- State law changed-beekeeping can’t be prohibited
- Reduction in home sizes (square footage) for straight zoning (doesn’t impact PUD’s)
- Moving street trees out of the planting strip
- Changes to subdivision process

Many of these changes are to address housing trends for millennials, and the senior population. The goal is to be more adaptive to the market.

Mr. Harling opened the meeting to Public Comment.

Doug Allman (16124 E. 126th St)- as Township Trustee, spoke about people looking for assistance regarding low-income/affordable housing

Katie Collins (BAGI)- BAGI appreciates Tony working with the Development Community. There is a demographic shift in homeowners and the flexibility is appreciated.

Mr. Harling closed the Public Comment portion of the meeting and opened the Committee Discussion.
Mr. DeReamer- Discussed the following:
- can beehives be fenced
- edge of swimming pool is one foot from property line
- street trees behind sidewalk
- reduction in landscaping
- trees on circumference of house (all 4 sides)
- sidewalk width is 5 feet
- fences not allowed in easement unless zero utilities
- 5 or less parcels in minor subdivision
- Requiring annexation
- The “over 65” population will triple.

Ms. Kelly- Discussed the following:
- Home square footage from 2100 to 1800 is still too big
- How to be grandfathered in
- How to regulate beekeeping fencing

Mr. Stevenson- R5 is not available
- Mr. Richards spoke about affordability and what exactly does that mean? It could mean different things to different people.
- Smaller square feet does not mean the price will necessarily come down.

Mr. Block- Discussed the following:
- Conservation- 3 for 1 replacement
- Importance of what we see from the street
- Lessening size is ok if we maintain higher quality

Mr. Harling- Discussed the following:
- Parking lot handicapped spots must be made of concrete
- Paradigm shifts in square footage.
- What is definition of affordable?
- Are we creating something we didn’t have in mind by chasing affordable housing?

Mr. Harling asked for a Motion for TA-19-12. Mr. Block made a Motion to make a favorable recommendation with the following conditions:
- Put standards in place around fencing beehives
- Placing trees on all four sides of a home- sides can be zero
- Tree conservation- replace 3 for 1
- Parking lot handicapped spots must be made of concrete
- Look further into square footage standards

The Motion was seconded by Mr. DeReamer. The Motion was approved, 8-0.

b. CASE # TA-19-9 – Comprehensive Plan Text Amendment – CONTINUED FROM LAST MONTH.

Consideration of text amendments to the Comprehensive Plan regarding right-of-way widths, the Thoroughfare Plan, and the Bike/Ped Plan.

Megan Schaefer, Planner III, presented the modifications to the Comprehensive Plan as it relates to the Thoroughfare plan. Right-of-Way will be reduced from 56 feet to 50 feet. The Geist Greenway location would be updated in the Bike/Ped plan, running from 96th St. to Saxony.
Mr. Harling opened the meeting to Public Comment.

Doug Allman, (Township Trustee)- spoke that he wished he had this information for a previous meeting.

Mr. Harling closed the Public Comment portion of the meeting and opened the meeting to Committee Discussion. Mr. DeReamer and Mr. Block discussed the ROW, home setbacks, and the planting strip. No subdivision in Fishers has an 8-foot planting strip. Mr. DeReamer does not like the provision that the Director of Engineering can amend the plan. Too much control for one person. He wants Council to take back control. Ms. Kelly does not approve of the Geist Greenway going through Florida Road.

Mr. Harling asked for a Motion for TA-19-9. Mr. Block made a Motion to send a favorable recommendation with the item on page 59 referencing the Director of Engineering taken out. Mr. Richards seconded the Motion. The Motion was approved, 7-1.

As there was no more New Business, the meeting was adjourned at 7:32.

Respectfully Submitted by:

Kay Prange, Recording Secretary