MEETING DATE: October 9, 2015
TIME: 8:00 -10:00 AM
PLACE: LAUNCH Fishers
12175 Visionary Way
Fishers, IN 46038

LAND USE TASK FORCE
MEETING MINUTES

Members Present: John Weingardt, Steve Hardin, Rich Block, Eric Moeller, April Hensley, John McDonald

Members Not Present: Allen Bourff, Kristin Mays-Corbitt, Sarah Congress

Others Present: Rachel Johnson, Leah McGrath, Connie Nimmo, Scott Fadness, Jason O’Neill, Brandon Dickinson, Megan Baumgartner

KEY DISCUSSION POINTS

• How many land use categories are necessary on the future land use map to satisfy the future needs of Fishers?
  - There will be various land use categories representing residential uses, commercial uses, open space, institutional, and office/industrial areas. The group will need to discuss how much detail is needed to properly describe the land uses that are envisioned in each of these various categories.

• The future land use plan gives the City Council something to consider when reviewing new requests. It will not change any current uses.

• To be sustainable, the future land use plan should consider economic, environmental, and social sustainability. Today’s discussion is focused more on the economic and fiscal side of the discussion.

• How can Fishers create a well-balanced community? Making sure that the various land uses are distributed in the appropriate locations across the city will be important for transportation, accessibility, connectivity, etc.

• What decisions do we need to make to put Fishers in a financially good place 20 years from now?
  - Current growth in Fishers is higher than the state average.
    • Right now, we are in a great position to be selective and creative to make Fishers sustainable.
    • Policy Analytics, LLC presented their work with the City of Fishers to develop a Demand Forecast and Fiscal Sustainability Analysis. The analysis looked to 2040, but is based on current laws.

  - Continued population growth in the city is anticipated and brings in a strong revenue stream. However, population growth will eventually taper off as we near 2040.

  - Models used by Policy Analytics indicate mixed and commercial use, and redevelopment attracts people to the community.
    • The community needs the right mix of commercial properties and residential properties to generate revenue.
      • Development and redevelopment of the community can achieve this.
    • The appropriateness and necessity of various land uses will keep Fishers vibrant.
    • The goal is to get residents to live and work in Fishers.
    • The question was discussed: “How does the vision meet financial sustainability?”
The group discussed that building a great community where people want to live and work is an answer.

- Consideration will need to be made to the amount of revenue that can be generated per acre.
- Fishers will eventually depend more on income tax as property tax will not generate enough income.
  - Currently, 40% of revenue comes from income tax and 60% comes from property tax.
  - Fishers will need to maintain a strong income tax base.
- The density and price of housing will affect revenue.
  - The demand of housing stock will change as the population ages.
  - The value of homes will need to be maintained to financially sustain the City.
  - Exploring possible incentives to neighborhoods to help maintain homes will help keep values high.
  - Fall Creek, Binford and Nickel Plate neighborhoods are good examples of neighborhoods that were revitalized.
  - Access to good school systems, amenities, roads and landscaping will encourage pride in the community. The goal is to create a sense of place that further encourages investment and retains residents and businesses.
  - It is crucial to manage population growth in a way that is fiscally sustainable and provides long-term jobs to residents.
  - There may be opportunities to partner with neighboring communities (Noblesville).

A perspective employee of John McDonald stated that they were attracted to the Nickel Plate District because it is accessible to restaurants, shops, greenspace, etc..

- Diversity of amenities and housing options will attract a talented workforce, which will bring more tax revenue to the City.
- Saxony is another example of an attractive neighborhood that is easy to navigate without driving.
- There may be other opportunities to create neighborhood districts in Fishers.
  - Services and infrastructure is needed to support commercial uses in residential areas.
  - These can be focus areas for development/redevelopment.
- The ability to easily get from one place to another is important to prospective residents.
  - East to west connectivity needs to be improved.
  - Traffic is a major concern. A well-planned future land use strategy can help alleviate traffic congestion.
  - This creates a “place to live, work and play.”

What type of industry does Fishers want to attract in industrial zones?
- High-tech manufacturing is currently coming to Fishers.

How can Fishers keep from overdeveloping and be sure to also preserve environmentally sensitive land?
- There may be potential opportunities for urban agriculture.

**ACTION ITEMS**
- Provide Taskforce with the amount of total acreage of Fishers - Staff
- Create layered document with all maps - Staff
- Review proposed categories and map – All Members
- Review first third of map and brainstorm appropriate uses – All Members

**ADDITIONAL SUPPORTING DOCUMENTS**
- Staff Presentation
- Policy Analytics Presentation
- Draft Future Land Use Map and Category Descriptions