

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
February 3, 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: Todd Zimmerman, Selina Stoller, Rick Fain, Anne Kelly, Pete Peterson, Howard Stevenson, Bill Stuart, Kim Logan, Bruce Molter.

Absent : Steve Richards

Others present: Rodney Retzner, Tony Bagato, Megan Baumgartner, Megan Schaefer, Kay Prange, Jessie Boshell, Tracy Gaynor, David Brackenhoff, Andy Taylor, Randy Sherman, Mark Leach, Steve Hardin, Todd May, Johnny Hart, Weaver Sherman, David Compton, David Corbitt, Andrea Davis, Doug Wagner, Rebekah Metzger, Tim Stevens, Jim Pence, Lauren Dahlgren, Ron Diamond, Bryan Cross.

Mr. Peterson asked for a Motion to approve the Minutes from the 12/2/20 and 12/16/20 meetings. Mr. Zimmerman made a Motion. The Minutes were approved, 8-0-1. Ms. Stoller abstained as she was not on the Fishers Plan Commission at that time.

Public Hearings:

a. **RZ-20-5- Cumberland Cottages**

Consideration of rezone of 1.82 acres from R3 to PUD-R. Project will consist of eleven (11) detached units. Property is located at 13995 Cumberland Road, and the project known as the Cumberland Cottages.

Jessie Boshell, Planner II, presented the Staff Report. This is a Rezone from R3. The Rezone is for affordable housing for 11 cottages. Public Comment concerns have been raised regarding:

- Density
- Traffic
- Safety
- Product type
- Property Value

The Petitioner, Andrea Davis, Executive Director of HAND, presented the request. She presented the record of HAND in Hamilton County. The Focus is on workforce housing. They are offering quality affordable housing. She discussed myths of affordable housing and that property values are not lowered. Residents must demonstrate qualifications.

Mr. Peterson opened the Public Hearing portion of the meeting to the audience in the Auditorium.

Carey Wood (14325 Orange Blossom) – Fishers is saturated with rentals in this area. The area is neglected. The design looks sub-par.

M E Barwacz (11710 Lake Circle)- She is a Board member of HAND. She supports the proposal.

Mr. Peterson then opened the Public Hearing to any on-line attendees. Hearing none, he confirmed that the Public Hearing requirements were fulfilled and closed the Public Hearing.

Mr. Peterson then opened the meeting to Commission discussion.

Kim Logan- HAND is great but the location is terrible. 11 units are too many and would support a better location due to traffic. Carports also of concern.

Todd Zimmerman- the presentation was outstanding. He struggles with the location. He sees what HAND does as a ministry to people. COVID impacted the resident outreach.

Selina Stoller- We have workforce projects and we do need to provide opportunities to step into home ownership. 11 is too many for this location.

Pete Peterson- expressed amazement at what the community will get fired up about. He received 50 phone calls from residents including first responders, elected officials. This is way to dense and the wrong location.

Howard Stevenson- he is in support of this. He asked about the safety concerns. Jessie noted that Engineering was concerned with the roundabout.

Mr. Peterson noted that there would also be a presentation in the next City Council meeting.

Mr. Peterson asked for a Motion for RZ-20-5. Ms. Logan made a Motion to send an unfavorable recommendation to City Council, seconded by Ms. Stoller. The Motion was approved, 8-1.

b. RZ-21-1- The Preserve at Gray Eagle PUD

Consideration of a Rezone of 20.86 acres from PD to PUD-R. Property is located at the southeast corner of E. 126th Street and Brooks School Road, known as 12500 Brooks School Road. Project is known as The Preserve at Gray Eagle PUD and will consist of approximately 155 residential garden-style units, master down townhomes, and double ranch-style homes.

Tony Bagato, Director of Planning and Zoning, presented the Rezone, which was unanimously approved at the PUD meeting tonight. The Gray Eagle HOA and the City had been proactive since it was determined that the golf course was not sustainable. The concept plan was presented, an age-targeted development, including garden units, town homes, and double-ranch homes. Parking and an amenity area are planned. A & F doesn't foresee traffic concerns. Staff recommends approval.

Steve Hardin, Esq., with Faegre Drinker, presented the Petitioner information. The HOA board accepted development on part of the driving range. A number of residents are involved in this project and live in Gray Eagle. Randy Sherman presented an overview of the project. David Brackenhoff, President of the HOA, presented his perspective and the GE board and residents are backing it 100%.

Mr. Peterson opened the meeting to a Public Hearing. Seeing no members of the Public to speak, he confirmed that the Public Hearing requirements were fulfilled and closed the Public Hearing.

He then opened the Commission discussion.

Todd Zimmerman noted that this is the gold standard of projects. Gray Eagle residents, the Mayor, Brad DeReamer are all to be applauded.

Selina Stoller- This is a model project.

Anne Kelly- confirmed that this is age targeted, not age restricted. She also asked for traffic clarification. Mr. Bagato noted that engineering is not concerned with increased traffic.

Pete Peterson- Congratulations, the golf course will be revitalized. He has received so many positive emails.

Mr. Peterson asked for a Motion for RZ-21-1. Mr. Zimmerman made a Motion to send a favorable recommendation to City Council, seconded by Ms. Stoller. The Motion was approved, 9-0.

c. **TA-20-3 Text Amendment/Ordinance 122120G –**

Request to approve a Text Amendment to the Vermillion PUD Ordinance regarding a reduction to the front yard setback for lots numbered 288, 289, 291, 292, 297, and 300 in Woods at Vermillion Section 4.

Megan Schaefer, Assistant Director of Planning and Zoning, presented the Text Amendment. She showed the site plan in which six (6) lots need the front-yard setbacks changed to 20 feet due to erosion based on grading requirements from the Army Corps of Engineers. Staff recommends approval.

Doug Wagner with Republic Development, Jim Pence, and Larry Moon were on the call to answer any questions.

Mr. Peterson opened the meeting to a Public Hearing. Seeing no members of the Public to speak, he confirmed that the Public Hearing requirements were fulfilled and closed the Public Hearing.

There was no Commission discussion.

Mr. Peterson asked for a Motion for TA-20-3. Ms. Stoller made a Motion to send a favorable recommendation to City Council, seconded by Mr. Stevenson. The Motion was approved, 9-0.

d. **TA-20-4 Parkside PUD**

Consideration of a text amendment to the Parkside PUD to amend the parking and landscaping requirements as part of a proposed Senior Apartment project. Proposed landscaping requirements will apply to the entire parent tract. Senior Apartment project is 10 acres and will consist of 162 apartment units. Subject site is located on the east side of Parkside Drive, between 126th and 131st streets. Subject property is addressed 12915 Parkside Drive.

Jessie Boshell presented the Text Amendment. A new gas line is being installed by Vectren affects the parking and landscaping requirements. Mann Properties wants a 6-foot privacy fence in addition to greenspace and landscaping in order to be visually pleasing for the residents to the East. Staff recommends approval.

Tim Stevens from Mann Properties has asked to codify the Vectren changes into the PUD.

Mr. Peterson opened the meeting to a Public Hearing. Seeing no members of the Public to speak, he confirmed that the Public Hearing requirements were fulfilled and closed the Public Hearing.

There was no Commission discussion.

Mr. Peterson asked for a Motion for TA-20-4. Mr. Zimmerman made a Motion to send a favorable recommendation to City Council, seconded by Ms. Stoller. Mr. Stevenson recused. The Motion was approved, 8-0-1.

e. **TA-20-5 Playschool at Saxony**

Consideration of a text amendment to the Saxony PUD to expand area C1 of the Saxony PUD for an expansion to the Play School at Saxony. Property in question is .75 acres, and is on the south side of 131st Street, west of Pennington Rd. Subject site is addressed 13149 E 131st Street.

Jessie Boshell presented the Text Amendment. The Petitioners are asking for .75 acres for Playschool to build a gymnasium, adding to the C-1 area. Staff recommends approval.

Brian Cross of the Civil Site Group noted that the East side of the property was an un-feasible site. Purchase agreements are in place and there are some concerns voiced by residents.

Mr. Peterson opened the Public Hearing portion of the meeting to the audience in the Auditorium.

Karen Byers (13163 Elster Way)- The Carriage Manor neighborhood is directly behind Playschool. She is concerned about noise, screaming, and increased traffic. This is a much different situation than the Arbor Way location. A metal fence has caused problems for her daughter's property in the past and the fence needs to be a 6-foot shadow box fence.

Mr. Peterson then opened the Public Hearing to any on-line attendees. Hearing none, he confirmed that the Public Hearing requirements were fulfilled and closed the Public Hearing.

Jessie Boshell clarified that the C-1 area is multi-family residential with other uses. Brian cross noted that the fencing was approved by the Saxony design review board.

Mr. Peterson opened the meeting to Commission discussion.

Mr. Peterson is ok with it but asks that the fencing be consistent.

Mr. Peterson asked for a Motion for TA-20-5. Mr. Zimmerman made a Motion to send a favorable recommendation to City Council, with a friendly amendment that the fencing be consistent and in good repair, seconded by Ms. Logan. The Motion was approved, 9-0.

New Business- Mr. Peterson announced that Brad DeReamer is no longer on the Plan Commission and he is replaced by Selina Stoller, who is also Joining the Plat Committee. Mr. Peterson made a Motion to approve, seconded by Mr. Zimmerman. The Motion was approved, 9-0.

Old Business- none

Staff Communication - none

The Meeting was adjourned at 7:46 p.m. by Mr. Peterson.

Respectfully Submitted by:

Kay Prange, Recording Secretary