

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
March 11, 2020**

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

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

A roll call was taken and those members present were: Warren Harling, Brad DeReamer, Rick Fain, Kim Logan, Anne Kelly, Pete Peterson, Howard Stevenson, Todd Zimmerman, Bill Stuart, Bruce Molter, and Steve Richards
No members were absent.

Others present: Rodney Retzner, Tony Bagato , Megan Schaefer, Caitlin Dopher, Dave Compton, Steve Hardin, Kay Prange,
and Members of the Public listed on the sign-in sheet. [APC Sign-in Sheet for 3-11-20 to follow](#)

Mr. Harling asked for a Motion for the February 5, 2020 minutes. Mr. Peterson made a Motion to approve, seconded by Mr. Stevenson. The minutes were approved, 11-0.

1. Public Hearings:

a. CASE # RZ-20-1 Iron Pointe

Faegre Drinker on behalf of Pulte Homes of Indiana, Inc. request a public hearing and recommendation for a rezone from R2 Residential to PUD-R for a new single-family residential development to be called Iron Pointe. The project is generally location on the south side of 106th Street, east of Mollenkopf Rd.

A point of order was made by Mr. DeReamer: He will recuse himself if necessary as he submitted a report to the Commission which represents a number of Britton Falls residents.

Megan Schaefer, Planner III presented the Staff Report. Iron Pointe would be a development for empty nesters. The Petitioner is requesting some deviations from standards, The PUD Committee approved the elevations tonight. There will be Right of Way improvements and a conservation area will wrap around the development. Emergency access to Fairwoods Drive in Windermere has been proposed- Fishers Fire Department will weigh in on this. Public comments include concerns about drainage, the location of the entrance from Fall Rd, and the comments from Britton Falls. Staff recommends approval.

Steve Hardin of Faegre Drinker, representing Pulte, spoke about access to Fairwoods Dr. A meeting with neighbors took place and the best solution is emergency access only and Fishers Fire Department is in agreement . Pedestrian access only needs to be addressed. Fairwoods Drive residents will be notified about decisions regarding this.

Mr. Harling opened the meeting to Public Comment.

Don Wyatt, representing the Windermere HOA, proposed that the developer increase parcel size so a secondary access is not needed. Windermere HOA does not want a connection. If a connection is made, they would like Windermere brick entrance monuments and street lights installed.

Larry Scripp (10947 Fairwoods Dr.)- agrees with the Windermere statements

Jill Robbins (10976 Fairwoods Dr) - agrees with making the development 49 of less

Janet Bayer (7404 Madden Dr) – believes in “aging in place” and that empty nesters, 55 and up, need to be considered by developers

Shawn Fears (10333 Glen Abbey) – how will his back yard be affected
Joe Gray (10600 Augusta Blvd) – concerned about drainage
Phil Moore (10652 Fall Rd) – he has total support for this except for the entrance and worry about a turn signal
Dave Pusaden ? (10886 Hamilton Pass) – concerned about density- this sets a bad precedent. This is a lot of houses on 20 acres. Traffic is already heavy on 106th at the roundabout.
Randy Buhr (10942 Innisbrook) - supports this but one way in and out will dissuade buyers. He understands that 106th will be widened to Geist Rd.
Ryan Hazen (10865 Fairwoods) – is shocked that the development took so long
Dan Canan (13387 Merrydale) – lives in Britton Falls. The Britton Falls developer is Pulte. Pulte has been good to fix problems.
Lori Kinder (10701 E. 106th St) – concerned about drainage and the tree line
Ben Matherly (10876 Fairwoods) - the additional traffic will not be good for the kids

Mr. Harling closed the Public Hearing portion of the meeting.

Steve Hardin presented the following in Petitioner Rebuttal:
If there is a lot reduction, no connection to Windermere is required.
Pulte would not build brick monuments
Pulte has options for ageing in place
Children are allowed in this development
The tree line will be preserved
Drainage- the property will be annexed during the Primary Plat process.
Density- the density is appropriate for the size of the property
Dave Compton from Pulte stated that Pulte will continue to meet with neighbors.

Tony Bagato, Director of Planning and Zoning, stated that the UDO requires connectivity. The secondary entrance would be emergency only. Engineering will approve the drainage. Engineering accepts that a turn signal will be necessary. This is not a concern for them. This is an age-targeted neighborhood and the petitioner has been cooperative with Staff.

Committee discussion:

Mr. Peterson stated that “no access” (the additional access point) is not going to happen. He asked the developer work with TAC aesthetically on the emergency access. The monument will not be needed since it’s not a full entrance.
Mr. Harling stated that the entrance can look like a bike trail with bollards providing limited access.

Mr. Harling asked for Motion for RZ-20-1. Mr. Peterson made a Motion to approve the Rezone with the condition that an “emergency access only” connection would be made to the existing Fairwoods Drive in Windermere, which was seconded by Mr. Stuart. The Motion was approved, 10-1.

b. TA-20-1 -Text Amendment for Open Space Standards

Consideration of a Text Amendment to the City of Fishers Unified Development Ordinance (UDO) to amend Chapter 6 and Chapter 8 to establish a Payment in Lieu of Open Space (PILOS) fee as an option for compliance with the City’s Open Space Standards.

Tony Bagato, Director of Planning and Zoning, presented the Open Space Standards that have been approved by City Council. Developers will be able to see fee options for Payment-in-Lieu on a map. Staff recommends approval.

Mr. Harling opened the meeting to Public Comment. Seeing none, he noted no remonstrations.

Committee Discussion:

Ms. Kelly asked if we were encouraging more open space.

Ms. Logan asked for clarification on the options. Mr. Bagato reviewed the Pay-In-Lieu options.

Mr. Harling asked for a Motion for TA-20-1. Mr. Peterson made a motion to send a favorable recommendation to City Council. The Motion was seconded by Mr. Fain. The Motion was approved 9-1-1. Ms. Kelly abstained.

As there was no more New Business, the meeting was adjourned at 6:58 PM.

Respectfully Submitted by:

Kay Prange, Recording Secretary

DRAFT