

**CITY OF FISHERS
IMPACT FEE REVIEW BOARD
City Hall Auditorium
April 20, 2021**

The Impact Fee Review Board convened at 5:00 p.m.

A roll call was taken and those members present: Kim Mills, Kim Troyer, Lisa Bradford

Others present were: Tony Bagato, Ross Hilleary, Megan Schaefer, Megan Baumgartner, Jason Taylor, Steve Fehribach, Debbie Cook, Joe Nixon, Chris Bloomer. Kay Prange was present via Teams.

Quorum was confirmed and the meeting called to order.

A Motion was made for approval of the previous meetings minutes. The previous meeting was held in June of 2017. Minutes were approved by a vote of 3-0.

Oath of Office- Ms. Mills, Ms. Troyer, and Ms. Bradford all took the Oath of Office.

Elections- Ms. Mills was elected as President. Ms. Troyer was elected as Vice-President.

Hearings:

CASE # 59252 – Twigs & Tea

Debbie Cook dba Twigs & Tea and Joe Nixon request relief from the Road & Bridge Impact Fees assessed by the City of Fishers independent traffic consultant for the property located at 11399 Lantern Road Fishers, IN 46038. The property is .10 acre, Zoned VC-Village Center, and is located near the intersection of Lantern Road and Morgan Drive.

Staff presented the basis for the Impact Fees, which was that the building was constructed as a residential building and that proper steps were not taken for commercial use. Debbie Cook, the lessee, moved her shop from Maple St. after the property was re-developed. Joe Nixon, the owner, noted that other redevelopment projects had no fees. She should not pay fees when she had to move. Staff noted that some fees still apply for new construction and change of use. Lisa Bradford stated that the new downtown projects can't be compared. Tony Bagato noted that Economic Development projects justify the offsetting of fees with new tax sources. Steve Fehribach of A&F reviewed how the number of trips were calculated in a retail setting.

In Committee Discussion, the following questions were raised:

- is this the responsibility of the property owner?
- why was a commercial permit not applied for?
- do we apply credits from old to new locations? No
- does the City have any previous experiences with this situation? No, the only similar situation is Rhodes Insurance next door.

The Board considered options, including continuing for 30 days, and meeting with A&F to get more evidence of traffic counts.

After discussion, Ms. Mills asked for a Motion. Ms. Bradford made a Motion to deny relief and uphold the assessment. The Motion was seconded by Ms. Troyer. The Motion was approved, 3-0.

Unfinished Business: None
Old Business: None
New Business: None
Staff Communications: Megan Schaefer noted that the last meeting was in 2017. An annual meeting will take place in the future for updates and election of Officers.

The meeting was adjourned at 5:50 p.m.

Next Meeting - TBD

Respectfully Submitted by:

Kay Prange, Recording Secretary

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