

**APPROVED**

**CITY OF FISHERS  
ADVISORY PLAN COMMISSION MINUTES  
CITY HALL AUDITORIUM  
June 2, 2021**

**The meeting of the Advisory Plan Commission convened at 6:00 p.m.**

**Mr. Stevenson confirmed quorum and called the meeting to order.**

A roll call was taken and those members present were: Selina Stoller, Rick Fain, Pete Peterson, Howard Stevenson, Steve Richards, Dawn Lang, Bruce Molter

Absent : Kim Logan, Anne Kelly, Bill Stuart, Todd Zimmerman

Others present: Rodney Retzner, Megan Schaefer, Ross Hilleary, Tracy Gaynor, Kay Prange, Larry Lannan, Susan Brandon, Rachel Quade, David Giffel

Mr. Stevenson asked for a Motion to approve the Minutes from the May 5, 2021 meeting. Mr. Peterson made a Motion to approve, seconded by Mr. Molter. The Minutes were approved, 7-0.

**Public Hearings:**

**a. TA-21-2 UDO Text Amendment – Municipal Airport District Continued to July meeting**

Consideration of an amendment to proposed Ordinance 041821B, Text Amendment to Section 3.4.2. Municipal Airport District, to modify the front building setback.

**b. TA-21-19 Fishers 2040 Comprehensive Plan Five-Year Update**

Consideration of an update to the Fishers 2040 Comprehensive Plan. The Fishers 2040 Plan creates long-range planning goals for land use, housing and neighborhoods, transportation, and parks. This is the first update for the plan since its adoption in 2016.

Megan Schaefer, Director of Planning and Zoning, presented the proposed updates to the 2040 Plan.

The update involved a review of progress, revisions to the future land use special areas, updates to data and to the plan's actions. A Steering committee and four subcommittees were convened over a period of six months to consider new actions and priorities. The updated plan reflects the outcomes of that effort.

The changes were organized into 4 categories:

Land Use – 11 special study areas

Housing

Transportation

Parks

Staff recommends approval and scheduled City Council presentation is at the June 21 meeting.

**Mr. Stevenson opened the Public Comment portion of the Meeting.**

Susan Brandon (9846 Gulfstream) – In the Task Force study, the following bullet points in Accessible Housing should be tabled till the Task force study is done.

4.2.1

4.2.2

4.2.3

4.2.5

**Mr. Stevenson closed the Public Comment portion of the meeting and opened the meeting to Commission Discussion.**

In Commission Discussion, Mr. Peterson suggested removing bullet points in Accessible Housing in order for those items to be considered by the Housing Task Force. Ms. Stoller agrees.

- 4.2.1. Organize an education effort on affordable housing including needs for various demographics, housing types, and City programs. Target messages to the general community as well as potential housing developers. (NEW)
- 4.2.2. Update the UDO to define a broader range of alternative housing types such as duplexes, triplexes, accessory dwelling units, garage apartments etc. and expand where these types are permitted. (NEW)
- 4.2.3. Identify feasible incentives to promote development of "Missing Middle Housing" types, affordable or workforce housing, as well as ADA and accessible housing units. (NEW)
- 4.2.5. In the development review process for new neighborhoods, encourage the integration of a variety of different types and price points of housing so that someone can afford to live in Fishers starting out and stay until retirement. (NEW)
- 3.1.9. Expand the matching grant program or establish separate grant programs to fund home repairs, including exterior repairs for owner occupied and rental properties; to developers to provide new affordable housing or to renovate existing housing that meets affordability criteria; and to retrofitting of existing housing for ADA or universal access. (NEW)

Ms. Lang asked who will make up the Task Force. Ms. Schaefer noted that the Task Force is being formed. Mr. Stevenson asked about follow-up to the Public Comments (detailed in the PDF below) and noted that growth is approaching 100,000 residents.



Fishers 2040  
Five-Year Update Pu

**Mr. Stevenson asked for a Motion for TA-21-19. Mr. Peterson made a Motion to send a favorable recommendation to City Council without the bullet points mentioned above. Ms. Lang seconded. The Motion was approved, 7-0.**

New Business- none

Old Business- none

Staff Communication - Megan Schaefer presented the Summary of Council Action and the continuation of the Text Amendment for the Municipal Airport District.

**The Meeting was adjourned at 6:29 p.m. by Mr. Stevenson.**

Respectfully Submitted by:

A handwritten signature in black ink that reads "Kay Prange". The signature is written in a cursive style and is positioned above a horizontal line.

Kay Prange, Recording Secretary