

Fishers City Council Meeting Minutes

July 19, 2021

WORK SESSION 6:45 p.m., City Hall Auditorium

Mayor Scott Fadness called the meeting to order at 6:50 p.m. Mayor Fadness, Deputy Mayor Elliott Hultgren, Chris Greisl, Cecilia Coble, Brad DeReamer, Jocelyn Vare, John Weingardt, Todd Zimmerman, Selina Stoller, Crystal Neumann, Pete Peterson and David George were present. Others present were Kim Greiner.

READI GRANT Update

- Mayor Fadness provided updates to the READI GRANT.

Meeting was adjourned at 6:55 p.m.

Respectfully Submitted,



Kimberly Greiner

Deputy Clerk of the Court

City of Fishers City Council Meeting
Minutes
July 19, 2021

BOARD/COMMISSION: City Council Meeting

DATE: July 19, 2021

DIRECTIONS: Fishers City Hall

REGULAR CITY COUNCIL MEETING, 7:00P.M., City Hall Auditorium:

1. Meeting Called to Order with the Pledge of Allegiance:

- The meeting was called to order by President Selina Stoller. In attendance were Brad DeReamer, Selina Stoller, Pete Peterson, David George, John Weingardt, Jocelyn Vare, Todd Zimmerman, Crystal Neumann and Cecilia Coble. Others present were Mayor Scott Fadness, Chris Greisl, Deputy Mayor Elliott Hultgren, Kim Greiner, Lisa Bradford, Megan Schaefer, Breanna King, Abraham Wondergeny, Tony Bagato, Larry Cannaday, Tiffanie Ditleron, Rachel Quade, Susan Branson, Paul Nix, Mike Colby, Doug Allman, Garen Garvin Waters, Steve Hardin, Dawn Overend, Teresa Amick, Janet Dermody Bayer, Danny Nederberges, Brad Kriner, Mark Leach, Diane Whelchel, Tom Rich, and B Fres.

2. Announcements: There were no announcements.

3. Proclamations: There were no proclamations.

4. Presentations:

- 25 Year Service Award:

- Chief Ed Gebhard presented Troy Fettinger with his 25 year service award.

5. Finance Committee Report: Meeting Cancelled

6. Consent Agenda:

- Request to approve the previous meeting minutes for the executive session from June 21, 2021 and regular session from June 21, 2021.
- R071921: A resolution of the Common Council Authorizing the City Controller to Transfer Certain Funds.
 - ◆ Pete Peterson made a motion to approve the consent agenda. John Weingardt seconded the motion. There was no remonstrance and all members voted yay. The motion passed.

Regular Agenda:

Economic Development

7. R071921B – A Resolution Approving and Economic Development Agreement with Quantigen.

- Megan Baumgartner made her presentation to the council members
- Pete Peterson made a motion to approve resolution R071921B. Crystal Neumann seconded the motion. All council members voted yay. The motion passed.

8. R071921C – A Resolution Approving Declaratory Resolution for Stevanato.
 - Megan Baumgartner made her presentation to the council members
 - Pete Peterson made a motion to approve resolution R071921C. John Weingardt seconded the motion. All council members voted yay. The motion passed.

9. R071921D – A Resolution Approving 1st Amendment to Economic Development Agreement by and among the City of Fishers, City of Fishers Redevelopment Commission, the Fishers Town Hall Building Corporation and Thyssenkrupp Presta North America, LLC.
 - Megan Baumgartner made her presentation to the council members
 - Pete Peterson made a motion to approve resolution R071921D. Crystal Neumann seconded the motion. Brad DeReamer voted nay. All other council members voted yay. The motion passed.

Planning & Zoning

10. 062121A – Consideration of an ordinance for a Temporary Signage Policy for businesses impacted by State Road 37 road construction, case #TA-21-35.
 - Megan Schafer made her presentation to the council members
 - John Weingardt made a motion to approve 062121A. Pete Peterson seconded the motion. All members voted yay. The motion passed.

11. 062121B – Consideration of a Text Amendment to the City’s Unified Development Ordinance Section 5.1.1. Classification of Uses & 10.2.6 Procedures for change of uses in large scale tenant spaces 25,000 square feet or greater, case #TA-21-34.
 - Megan Schafer made her presentation to the council members
 - Pete Peterson made a motion to approve 062121B. Todd Zimmerman seconded the motion. All members voted yay. The motion passed.

12. 071921– Consideration of a rezone of 60 acres from R-2 to PUD-R. Property is located on the east side of Florida Rd, north of 113th Street. Project is known as the Milford Park PUD, case #RZ-21-5. 1st Reading.
 - Megan Schafer made her presentation to the council members
 - Steve Hardin made a presentation on behalf of the builder, Lennar Homes, to the council members. Architectural style houses. Lennar has had neighbor meetings.
 - Pete Peterson made a motion to send this consideration to the planning commission.

13. 071921A – Consideration of a rezone of 107 acres from R-2 to PUD-R. Property is location on the west side of Florida Rd, north of 113th Street. Project is known as the Cover at Thorpe Creek PUD, case #RZ-21-6. 1st Reading.
 - Megan Schafer made her presentation to the council member.
 - Steve Hardin presents on behalf of the builder, Fischer Homes, to the council members. There will be three styles of homes; Grand Estates, Designer District and Patio District.
 - Brad DeReamer presents his and his constituent’s concerns regarding the PUD setbacks to the council members. Mr DeReamer states that the PUD setback distances are too small and have been and continue to cause severe issues with homes in Britton Falls. Mr DeReamer produces pictures to the council members to show standing water between homes in Britton Falls. Mr

DeReamer also notes mold issues on the homes in Britton Falls. Mr DeReamer urges the council members to not approve any setbacks with distances less than what is set in the R-2. He would like to see the council enforce the existing setbacks.

- Pete Peterson made a motion to send this consideration to the planning commission.

14. 071921B – Consideration of a Text Amendment to the Nickel Plate District Code, Figure 1.4. Building Types, to require newly constructed residential dwellings to remain residential for three (3) years prior to a residential conversion to commercial. 1st Reading.

- Megan Schafer made her presentation to the council members.
- Pete Peterson made a motion to send this consideration to the planning commission.

Regular Items

15. Any other Unfinished/New Business

- Jocelyn Vare asks Megan Schafer about the new housing plan/study and about working on getting a task force together. Ms Vare also shared that three weeks ago, Fishers was at a level 1 status for COVID as compared to five months ago, Fishers was at a level 4 (severe) status. Ms Vare also noted that Monica Heltz would like everyone to be vaccinated.

16. Community Comment:

- Selina Stoller opened the meeting for public comment.
- Mike Colby, came forward to discuss Fishers Crossing Dr and Fishers Landing Dr. Mr Colby pointed out that there were a couple of potholes missed on Fishers Crossing Drive. He also would like to know what the status is regarding these private roads, as he believed this status was discussed during the May 13, 2021 council retreat. Mr Colby would also like to know the plans for the old Marsh building, as it is coming up on 2 years vacant. Mayor Fadness commented that the private road policy would probably be back up in front of the council next month.
- Diane Whelchel, President of the newly formed historical society. Would like council members and community to know about the upcoming Fall Creek bicentennial in 2023. Mayor Fadness asked Ms Whelchel to meet with city employees after the meeting regarding that celebration.
- Tiffanie Dilterson commented on fundraising for the local VFW. She requested that all council members who funded, from their personal monies, the Gold Star Memorial to please stand and be recognized.
- Paul Nix asked for advice from the council regarding who could represent himself and his wife after his wife had an encounter with a less than friendly person taking pictures on their property. Said person stated he was from the rails to trails group. Mayor Fadness told Mr Nix to speak with Chris Greisl.
- Doug Allman discussed Britton Falls issues then addressed the 50mph speed limit on the road near his home in Britton Falls. He feels 50mph is too fast for that street and all the traffic that travels on that street. Mr Allman asks that the council look into the speed limit in that area. Mr Allman also noted that he believes the transportation plan need to be looked into in that area as well.
- Connie Martin told the council that the traffic plan is not good out in her area: she lives across from Whelchel Springs. There are no north/south roads in that area and traffic is a 'nightmare out there'. Ms Martin stated that the last time residents ask for a traffic count to be done in

that area, they city conducted that traffic count during COVID. She does not believe that time period provided accurate results and requested that another traffic count be done.

- Abraham Wondergeny told the council that the 5 ft – 7 ft setbacks of homes in Britton Falls do not work. He stated his grass went unmowed for 4 weeks because the mowing company was not able to mow with all the standing water. He also stated that fire would be an issue if a home in Britton Falls ever caught on fire. He also stated the house mold is a health issue.
- A concerned citizen asked about buildings becoming industrial and not just commercial regarding 071921B. He also asked from what event the three year rule started. Megan Schafer stated that the three years was from the date of the certificate of occupancy and that the exemption should apply to industrial as well as commercial.

17. Meeting Adjournment:

- Pete Peterson made a motion to adjourn the meeting.
- The meeting was adjourned at 8:20 P.M.

Respectfully Submitted,



Kimberly Greiner
Deputy Clerk of the Court