

APPROVED

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
CITY HALL AUDITORIUM
August 4, 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, Anne Kelly, Pete Peterson, Howard Stevenson, Bruce Molter, Steve Richards, Bill Stuart, Kim Logan, Dawn Lang

Absent: Todd Zimmerman, Bruce Molter

Others present: Rodney Retzner, Megan Baumgartner, Megan Schaefer, Lawrence Summers, Jason Taylor, Bre King, Jonah Butler, Kay Prange, Tracy Gaynor, Steve Hardin, Ty Rinehart, Mark Leach, Hillary Laffin, Amanda Deardorff, Jason Wisniewski, Brad Kriner, Joe Nixon, Jennifer Matthews, Sherri Allen-Stoller, Richard Perry, Natalie Beane, Denise Jarrett, Mike Kalogeros, Garen Waters, Larry Cannaday, Jocelyn Vare, Jay Allor, Laura Barnes, Julie Costakis, Tom Costakis, Cameron Perkins, Jesse Hardy, Jimmy Krankowski, Richard Carey, Chad Eric, Luc Shull, Nick Galvin, Mike and Becky Trotta, Craig Jensen.

Mr. Stevenson asked for a Motion to approve the Minutes from the 7/7/21 meeting. Mr. Peterson made a Motion to approve, seconded by Ms. Logan. The Minutes were approved, 9-0.

No Public Hearing needed:

a. Plan Commission Resolution for Consolidated Fishers/I-69 Economic Development Area

Lawrence Summers presented the procedural Resolution for adding properties to the I-69 Economic Development area.

Mr. Stevenson asked for a Motion to approve. The Motion was approved, 9-0.

Anne Kelly recused herself from the votes on Milford Park and Thorpe Creek.

Public Hearing:

b. RZ-21-5 Milford Park

Lennar Homes of Indiana, Inc. requests a rezone of 60 acres from R-2 to PUD-Residential for a 121 unit single-family residential development, known as the Milford Park PUD. The property is generally located on the east side of Florida Rd, north of 113th Street.

Megan Schaefer, Director of Planning and Zoning, presented the rezone request. The side yard setback proposed has been change to 10-feet. Jason Taylor, Director of Engineering, presented an overview of the road improvements, and noted the unfunded and funded ones. The north-south connection of Cyntheanne Road is a topic of ongoing discussion. Staff recommends approval.

Steve Hardin of Faegre Drinker, and Craig Jensen and Ty Rinehart of Lennar presented the request. The Petitioner has held a meeting with the neighbors.

Mr. Stevenson opened the Meeting to Public Comment.

Connie Martin (12201 Florida Road)- We are losing two long-time family farms. The walking trail was the final straw. Why were property owners not informed? She also commented about an uneducated school board.

Mr. Stevenson closed the Public Comment portion of the meeting.

In Committee Discussion, Mr. Peterson stated that Cyntheanne Road going southbound will be an improvement on the existing country road. Mr. Taylor added that plans will be submitted for technical review.

Mr. Stevenson asked for a Motion for RZ-21-5. Mr. Peterson made a motion to approve, seconded by Mr. Fain. The Motion was approved, 8-0-1.

c. RZ-21-6 Cove at Thorpe Creek

Grand Communities, LLC requests a rezone of 107 acres from R-2 to PUD-Residential for a 192-unit single-family residential development, known as the Cove at Thorpe Creek PUD. The property is generally located on the east & west side of Florida Rd, north of 113th Street.

Megan Schaefer, Director of Planning and Zoning, presented the rezone request. The side yard setback proposed has been change to 10-feet on all segments. The north-south connection of Cyntheanne Road is a topic of ongoing discussion. Staff recommends approval.

Steve Hardin of Faegre Drinker, Hillary Laffin and Amanda Deardorff of Fishcher Homes presented the request. The Petitioner has held a meeting with the existing Thorpe Creek HOA.

Mr. Stevenson opened the Meeting to Public comment.

Richard Perry (12120 Lantana Ln.)-lives in Whelchel Springs subdivision. His concerns are lot size, fencing separating Lantana from the new development, the easement drainage issues, and Cyntheanne Road.

Jen Matthews (12202 Poplar Bend Bd.) - of the Thorpe Creek HOA is in favor of the project and the HOA will be expanded to include this development.

Mr. Stevenson closed the Public Comment portion of the Meeting.

In Commission discussion, it was discussed that Mr. Wisniewski with Grand Communities would walk the property line with neighbors between now and the next Council meeting. Ms. Lang asked for further information on drainage and traffic. Mr. Taylor stated that controlled drainage would be developed. The undeveloped area will be controlled as it is developed. Mr. Stevenson noted that speed limits need to match at 25 mph with enforcement. Not in favor of speed bumps. Mr. Peterson stated that people want to move here and we are underhoused. His experience is that speeders are likely people in the neighborhood. Roundabouts mitigate speed and the projects are awesome.

Mr. Stevenson asked for a Motion for RZ-21-6. Mr. Peterson made a motion to approve, seconded by Mr. Stuart. The Motion was approved, 8-0-1.

d. TA-21-43 Nickel Plate Code Text Amendment - Residential Conversions

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.

Megan Schaefer presented the Text Amendment to the Nickel Plate code requiring new homes to stay residential for three (3) years before any potential conversion to commercial. Staff recommends approval.

Ms. Stoller added that we need to get builders to meet commercial standards without a loophole to avoid Impact Fees.

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

Joe Nixon- Opposed to the Text Amendment- Lantern Road should be lined with commercial properties. The vision can't be realized and the area will stagnate. The zoning needs to be fixed with clarity for all. He is all for creating a new building type. The existing code only allows small business if it is a home first.

Natalie Beane- (8779 Morgan Dr.) – The reason they moved here is to be near a vibrant community- don't make it less desirable.

Nick Galvin – (7597 St. George)- he appreciates the shops and the walkability- wants more small businesses for the Fishers vibe

Chad Eric (sp?)- (12235 Berkley Circle)- There are monstrosities on 116th St. The residential feel is key and the rule does nothing.

Tom Costakis- (8712 North Dr.) – he is fully invested in the neighborhood and has walked to 50 plus commercial establishments from his home. Walkability is important. The proposal is a band-aid and creates an economic disincentive.

Cameron Perkins (8740 Morgan Dr.) – he lives 2 doors down from Twigs and Tea. The residential/commercial on Morgan and Lantern does not work. Keep the school in mind. No bars or body shops.

Laura Barnes (8722 Morgan Dr.) – there are parking problems- we need a plan.

Luc Shull (11214 Tufton St.)- think of kids at Fishers elementary

Mr. Nixon asked to speak again and was advised by Pete Peterson to get to Staff in writing before City Council.

Mr. Stevenson closed the Public Comment portion of the Meeting.

In Commission discussion, Mr. Peterson asked what a residential property needs to do to convert to Commercial? Ms. Schaefer stated that the Nickel Plate code is a Form-based code for Village Center. The buildings are close to the street, the area is walkable, if the Market wanted, it would allow flexibility to convert homes to commercial. Mr. Peterson said that he doesn't want a bar next door, and there are parking problems. We're trying to have everyone on the same rules. City Council makes the final decision. Ms. Logan asked if there are allowed/not allowed uses? Ms. Schaefer confirmed. Anne Kelly asked about minimum parking requirements.

Mr. Stevenson asked for a Motion for TA-21-43. Mr. Peterson made a motion to send a favorable recommendation to Council, seconded by Mr. Stuart. The Motion was approved, 9-0.

The Meeting was adjourned at 7:17p.m. by Mr. Stevenson.

Respectfully Submitted by:

Kay Prange, Recording Secretary