

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
June 7, 2023
LAUNCH FISHERS THEATER**

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

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

A roll call was taken and those members present were: Rick Fain, Bill Stuart via Teams, Selina Stoller, Katie Jackson, Kim Logan, Pete Peterson, Bruce Molter, Todd Zimmerman

Steve Richards and Howard Stevenson were not present.

Others present: Rodney Retzner, Megan Vukusich, Kay Prange, Ross Hilleary, Tracy Gaynor, Gerry Linarducci, Jason Schnuer, Joe Redar, Ann O'Hara, Misti Bern, Josh Berry, Chris and Elizabeth Cooke, Mark Leach, Murray Clark, Tim Mattingly, Andy Mattingly, Donna Bond, Laura Villanyi, Richard Hoffman, Brayden Hoffman, Stephanie Wallace, Scott Wallace, Jacquelyn Thompson, Kyle Thompson, Kyle Theobald, Adam Suchko, Brad DeReamer, Eugene Johnson, S. Ardalan, M. Ardalan, John Capella, Sue Anthony, Don Stuart, Steve and Donna Hunley, Jack Follmar, Tim Cullen

Pete Peterson asked for a Motion to approve the Minutes from the 5-3-23 meeting. Ms. Jackson made a Motion to approve, and Mr. Molter seconded. The Motion was approved 8-0.

PUBLIC HEARINGS

a. Drive Planning Rezone

Case: RZ-23-2

Address: 13562 E 116TH ST FISHERS, IN 46037

Request: Consideration of a rezone of .98 acres from R2 to C1 with conditions to allow for a commercial office.

Petitioner: Drive Planning LLC

Planner: Megan Vukusich, vukusichm@fishers.in.us

Megan Vukusich presented the Staff Report. The Rezone request is from R2 to C1. Parking has been reduced to 24, square footage reduced to 6500, with a single occupant. Specific trees have been identified to preserve. A traffic right in, right out is proposed and Staff is asking for a more residential look with a pitched roof. Staff is not making a recommendation.

Ann O'Hara, speaking on behalf of the Petitioners, is agreeable to the final reading in City Council. This is a high quality professional building. Jason Schnur and Joe Reeder noted neighborhood meetings and are willing to be flexible. Todd Zimmerman asked where the Petitioner was in May for City Council. Mr. Schnur had a calendar error.

Mr. Peterson opened the Public Hearing.

Josh Barry (13580 E 116th St.)- Dr. Barry is a Partner at Moore-Barry Dental office. He asked that precedents be set and looking for fairness. The business fits the neighborhood but the building does not.

Andy Mattingly (13487 E. 116th St.) – Commercial is fine but the next 2 buildings need a residential look.

Elizabeth Cooke (13625 E. 114th St.)- buildings with lease-able space already exist. She disagrees that Drive Planning is flexible. Too many accidents in the area. Don't flip more properties.

Laura Villanyi (13575 E. 114th St.)- the property now looks bad and the proposed parking in front looks commercial.

Kyle Thompson (13429 E. 116th St.)- this is not fair and doesn't fit the area. Traffic will be unbearable.

Tim Mattingly (13573 E. 116th St.)- the building is too large and Drive is not keeping the property up. How to address transitional properties? This building needs to go to an established commercial area.

Jackie Thompson (13429 E. 116th) - the Drive building would be 44% larger than the Dental office. The property is an eyesore. Moore Dentistry is the gold standard.

Chris Cooke (13625 E. 114th St.)- showed pictures of Moore Berry building vs. the lot. Should be 3500 sq. ft. using the Magnolia standard. Should be more neighborhood, more residential.

Donna Bond (11555 E. 114th St.)- The property is overgrown with a chain link fence.

Mr. Peterson closed the Public Hearing.

In Commission discussion:

Todd Zimmerman – no

Selina Stoller- no

Kim Logan- Plan Commission previously voted against the Magnolia property. It needs to look more residential and Fishers needs to keep promises.

Pete Peterson – likes the architecture, but not for this location. Would fit in other areas of the City. He was involved years ago with Kim Logan on the development of the buffer and pond for the Kroger development. Other 116th Street buildings are residential in nature- he will be a no

Mr. Peterson asked for a Motion. Ms. Logan made a Motion to send an unfavorable recommendation to Council, seconded by Ms. Stoller. The Motion was approved, 8-0.

b. Flat Fork PUD Rezone

Case: RZ-23-3

Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road

Request: Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 220 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia.

Petitioner: NVR, Inc. (d/b/a Ryan Homes)

Planner: Megan Vukusich, vukusichm@fishers.in.us

Megan Vukusich presented the Staff Report. Staff recommends the residential piece. Home elevations were mostly approved in PUD Committee. Staff, public comments, and a Petition are all opposed to the commercial piece at 96th and Georgia Rd. There is no concept plan for the commercial piece. Staff does not support the commercial piece.

Murray Clark of Faegre Drinker presented the Petitioner Packet. Mike Lewis of Ryan Homes and Mark Leach of Faegre Drinker were also present. Soori Ardalán was present to speak about the Commercial piece.

Mr. Peterson opened the Public Hearing.

Soori Ardalán (9737 Decatur Dr.)- noted that the Commercial uses for the 4 acres which would be developed at a later date. There is no concept plan and the owner foresees future commercial to include a hair salon and a restaurant as a convenience to the nearby residents.

Brad DeReamer (City Councilor)- Passed out documentation and photos from Britton Falls as proof of why reduced setbacks don't work. Problems include mold, drainage, difficulty adding on decks and porches.

Scott Wallace (9858 Copper Saddle)- the #'s don't make sense. This is adjacent to Belmont Place and the home prices need to be kept up.

Don Stuart (10099 Cyntheanne Rd).- con

John Capella (9746 Copper Saddle)- it's hard to be supporting of the commercial development without a plan. Belmont Place is very apprehensive.

Donna Hunley (15055 Cantor Place Crossing)- commercial is not needed

Zach (last name unknown) (10023 Horse Branch Ct)- opposed to commercial space also. Infrastructure does not support the number of roofs going up.

Richard Hoffman (9844 Copper Saddle)- Green space is needed, not commercial space. Small homes will reduce property values, bring Turnberry ranches in

Eugene Johnson- (1520 Cantor Crossing)- Concerned about traffic in the 96th to 104th St Olivo corridor

Tim Cullen (9817 Gallup Ln.)- the streets are too long. Use the commercial space to expand lot sizes. Concerned about 96th St. traffic.

Kyle Theobald (10041 Horse Branch Ct.)- there is no architectural concept plan for commercial (unheard of)

Mr. Peterson closed the Public Hearing.

In Commission discussion:

Todd Zimmerman- is against commercial in that location without a plan. He is not supporting of commercial unless Georgia Road is addressed as a safety/timing issue. Not against Ryan or the residential piece.

Selina Stoller – she is against commercial- not the right place.

Katie Jackson- there is a disturbingly low amount of ranch homes. Ranches are usually 1400-2200 sq. ft.

Pete Peterson- Georgia Road was just resurfaced. Suggests that we go back and look at setbacks because that property will be homes. Pull the commercial and consider setbacks without the commercial piece. Ryan is agreeable.

Mr. Peterson asked for a Motion. Ms. Stoller made a Motion to continue, eliminating the commercial piece, and working with Engineering. Seconded by Mr. Zimmerman. The Motion was approved, 7-0. Ms. Logan had to leave the meeting prior to the vote.

c. Text Amendment- Nickel Plate District Code

Case: TA-22-36

Address: Multiple parcels along Technology Drive, Technology Lane, N Lantern Road, E 121st Street and W Circle Drive

Request: Consideration of a text amendment to various sections of the Nickel Plate District Code (NPDC), including the Zone Map to add the Technology Center (TC) Zoning District, Figure 1.3. Development Standards, Figure 1.4. Building Types, and streetscape options

Petitioner: City of Fishers

Planner: Ross Hilleary (hillearyr@fishers.in.us)

Ross Hilleary presented the Staff Report. A Town Hall was held on 5/16.

Mr. Peterson opened the Public Hearing.

Adam Suchko (8950 Technology Dr.)- as a business owner of the Technology Center, what is the difference between tech or not tech in the Technology Park.

Jack Fulmer (lives in Sunblest)- questions noxious smells from manufacturing.

Mr. Peterson closed the Public Hearing.

Mr. Peterson asked for a Motion. Ms. Stoller made a Motion to send a favorable recommendation to Council, seconded by Mr. Zimmerman. The Motion was approved, 7-0.

The Meeting was adjourned at 7:50 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary