

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
February 7, 2024
LAUNCH FISHERS THEATER**

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, Howard Stevenson, Bruce Molter, Katie Jackson, Rick Fain. Brad DeReamer and Angie Frazier were also present and took the Oath of Office as new members. Kim Logan, Pete Peterson, and Steve Richards were not present.

Others present: Rodney Retzner, Kay Prange, Ross Hilleary, Kevin Martin, Christy Cashin, Nancy Jarrell, Melody Landis, Joshua Lippert, Sue Anthony Follmar and Jack Follmar, Dave Collins, Chris Platt, Lee Ann Sherman, Randy Sherman, Peggy Platt, Brian Eversman, Charlie Mattox.

Elections:

Mr. Stevenson asked for a nomination for President of the Plan Commission. Mr. Stevenson was nominated by Selina Stoller and seconded by Bruce Molter. The Motion was approved, 8-0.

Mr. Peterson was nominated by Selina Stoller as Vice-President of the Plan Commission and seconded by Howard Stevenson. The Motion was approved, 8-0.

All appointments and Designations were also approved by a vote of 8-0.

Selina Stoller made a motion to approve the Minutes from the 12-6-23 meeting. Mr. Molter seconded. The Motion was approved 5-0-3. Mr. DeReamer, Mr. Fain and Ms. Frazier abstained.

Public Hearings:

a. Commercial Use Limit Overlay

Parcel: 15-10-35-00-01-002.000 & 19-11-34-00-21-004.000

Address: 7274 Fishers Crossing Drive and 12520 E 116th Street

Case: TA-23-6

Request: Consideration of a text amendment to the Unified Development Ordinance to remove Section 4.2.1. Commercial Use Limit overlay

Petitioner: City of Fishers

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

Ross Hilleary presented the Staff Report. The property is the old Kroger grocery store. Planning to take this to Council in February. Staff recommends approval. Committee asked what is going in this location and it is not known at this time. A Tenant can't subdivide it.

Mr. Stevenson opened the meeting to Public Comment. Seeing no one from the Public to speak, he closed the Public Hearing.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to approve, seconded by Brad DeReamer. The Motion was approved, 7-0.

b. **Traders Point Church Rezone**

Parcel: 19-11-34-00-00-012.002

Address: 12648 E 116th St (rezoned property is directly north of this address)

Case: RZ-23-7

Request: Consideration of a rezone of 5.67 acres from PUDM (Sandstone Gray Eagle PUD) to R3-Residential. To allow for future building and parking expansion of the Traders Point Church. A place of worship is a permitted use within the R3-Residential zoning district.

Petitioner: Charlie Mattox (cmattox@crossroadengineers.com)

Planner: Christy Cashin, Senior Planner (cashinc@fishers.in.us)

Christy Cashin presented the Staff Report for future expansion. Plans are to take this to City Council on 2/19. Staff recommends approval.

Charlie Mattox presented the expansion. Their intent is to rezone the North property so it matched the South. No buildings are submitted at this time.

Through a Neighborhood meeting and Public Comments, the City has become aware of Noise complaints on Sunday mornings. Mr. Mattox explained that the current building is metal and has no sound reduction qualities. The future expansion building will include the ability to reduce sound through insulated concrete panels.

Mr. Stevenson opened the meeting to Public Comment.

Kari Ferge (11830 Hanley Dr.) – they border the church property and are concerned about the future plans.

Mr. Stevenson closed the Public Hearing.

Ross Hilleary stated that current noise issues should be referred immediately to Fishers Police so they can do a sound check.

Brian Eversman stated that the new building would have bass traps and sawtooth walls to absorb sound. He will relate this to the concerned neighbors.

Brad DeReamer confirmed that the noise is all inside the building, none outside.

Howard Stevenson appreciates that the church is reaching out. Selina Stoller wants this tabled. Brad DeReamer is against tabling this, it's not needed. Angie Frazier confirmed that all services would move to the new building.

Bruce Molter confirmed that the vote tonight is only for the rezone. Ross Hilleary asked Charlie for a concept plan when it is developed.

Mr. Stevenson asked for a Motion. Mr. DeReamer made a Motion to approve, seconded by Angie Frazier. The Motion was approved, 6-1.

c. **Fishers 2040 Annual Update**

Parcel: City Wide

Address: City Wide

Case #: TA-24-1

Request: Annual 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. Staff will provide updates on the status of the objectives and actions outlined in Chapter 6 Summary & Implementation, the 2023 Trails & Greenways Report, and the updated Thoroughfare Plan

Petitioner: City of Fishers

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

Ross Hilleary presented the Update. In 2040, Fishers population will be 135,000. The new City Website is live. The update focuses on Land Use, Housing and Neighborhoods, Parks, Transportation, with the addition of an Implementation chapter. Staff Recommends approval.

Mr. Stevenson opened the meeting to Public Comment.

Ross Rhinehart (sp?)- (7704 Creekside) - Spoke to support the Trails and Greenway report and highlighted support for the safety and research done.

Mr. Stevenson closed the Public Comment portion of the meeting, and thanked Staff for their work on the Update.

Mr. Stevenson asked for a Motion. Angie Frazier made a Motion to approve, seconded by Bruce Molter.

The Motion was approved, 7-0.

The Meeting was adjourned at 6:45 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary