

CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
September 4, 2024

APPROVED

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, Kim Logan, Brad DeReamer, Pete Peterson, Steve Richards, Rick Fain. Angie Frazier and Katie Jackson were not present.

Others present: Rodney Retzner, Ross Hilleary, Larry Lannan, Rob McMurray, Jack & Sue Follmar, Nancy Cooke, Dennie Cooke, David Crane, Laura Villianyi, Jeff Thompson, Will Sharpnuck (?).

Public Hearings:

- a. **Consideration of a Text Amendment to the Unified Development Ordinance (UDO) for the creation of a new Commercial Low Impact District (C-Low) and Commercial Low Impact Overlay District (Clow-OL)**

Ross Hilleary presented the City's Staff Report for the following addresses:

13352 E 116th St, 13326 E 116th St, 13346 E 116th St, 13008 E 116th St, 13042 E 116th St, 10038 E 126th St, 10036 E 126th St, 10056 E 126th St, 10114 E 126th St, 10138 E 126th St, 10154 E 126th St, 10140 E 126th St, 10222 E 126th St, 10478 E 126th St, 10442 E 126th St, 10468 E 126th St, 10548 E 126th St, 10518 E 126th St, 9610 E 96th St, 9630 E 96th St, 9660 E 96th St, 9790 E 96th St, 9770 E 96th St, 9780 E 96th St, 12558 E 126th St, 12608 E 126th St, 12592 E 126th St, 12638 E 126th St, 12604 Brooks School Rd, 12602 Brooks School Rd, 7990 E 106th St, 8010 E 106th St, 11565 E 116th St, 11513 E 116th St, and 13345 E 126th St.

The overall intent is to identify addresses which have been zoned as commercial in residential areas with specific requirements (new Commercial Status) to make new development residential in feel and look, with parking on the side and rear. In the case the current property owner or a future property owner wishes to rezone the property to commercial, we have a base zoning district to start with. Commercial uses are identified as Office, medical, beauty, nail parlor. Neighborhood meeting has been held. Public Comments have been received- none were opposed.

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

In Commission discussion, Pete Peterson asked if with the new Commercial status, could Plan Commission or Council still deny a request. The answer is yes, the underlying zoning still applies. No zoning is changing. Kim Logan asked how the properties were selected. Ross Hilleary stated that they were chosen based a combination of parcel size, similar adjacent residential uses, and proximity to primary corridors and intersections.

Selina Stoller noted No tattoo parlors. She also suggested adding to be "in the residential style of the area".

Other members, Steve Richards, Brad DeReamer, and Pete Peterson, suggested that they did not agree with that wording and that it needed to be a little more ambiguous, such as "not in conflict with".

Mr. Stevenson asked for a Motion. Mr. Peterson made a Motion to send a favorable recommendation to City Council, seconded by Mr. DeReamer. The Motion was approved, 8-0.

The Meeting was adjourned at 6:35 PM.

Respectfully Submitted by:

Kay Prange, Recording Secretary
