CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission
DATE: 2/5/2025 at 6:00 PM
DIRECTIONS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should email Kelly Lewark, Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

Members of the public can submit comments to the board before 12pm on the day of the meeting. Members of the public may stream the live meeting online.

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
    a. 1-8-25 Minutes
5. **Public Hearings**
    a. Plan Commission Resolution - Consolidated Fishers I-69 EDA
    b. Plan Commission Resolution - Designated Taxpayer Andretti Project
6. **Staff Communication**
7. **Summary of Council Action**

8. Adjournment

CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
January 8, 2025

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, Kim Logan, Pete Peterson, Steve Richards, Rick Fain. Brad DeReamer, Bruce Molter, and Katie Jackson were not present. Angie Frazier was present on a Teams call.

Others present: Rodney Retzner, Ross Hilleary, Rob McMurray, Grace Wiley, Corby Thompson, Taylor Navarre, Jim Harbin, Micah and Shannon Langmark, Frank Cascio. Brad Trent, Christie Trent, Tom Perryman, Brian Mack.

Public Hearings:

Balmoral Village

Parcel: 14-14-10-00-00-014.000, 14-14-10-00-00-014.001, 14-14-10-00-00-014.101, 14-14-10-00-00-014.002, 14-14-10-02-01-001.000, 14-14-10-02-01-002.000, 14-14-10-02-01-003.000, 14-14-10-00-00-013.000, 14-14-10-00-00-016.000

Case: RZ-24-3

Request: Consideration of a rezone of 44.42 acres from R2 to PUDR, known as the Balmoral Village PUD.

Petitioner: Rick Lawrence (ricj@nf-law.com)

Planner: Grace Wiley, Planner (wileyg@fishers.in.us)

Grace Wiley presented the Staff Report. Design was approved by PUD at their meeting preceding Plan Commission. If approved by Plan Commission, it would go to City Council on 1/13/25. Staff recommends approval. It was noted that a Public Comment was received from Tyler Boston, who stated that the development raises significant concerns regarding safety, housing density, and environmental impact.

The Petitioner, Corby Thompson with Boomerang Development, in conjunction with Lennar as the builder, presented a Historical perspective on the property. Ponds will be built to handle drainage. This complies with the Allisonville Road corridor study. Rich Lawrence of Lawrence & Frankenberger discussed the neighborhood meeting. They are looking to create a village atmosphere in which homes will face out with an alley for rear-loaded garages. Drainage will be controlled. There will be access from Hamilton Hills and Willow View. This meets the 2040 plan. Taylor Navarre with Lennar explained that they are reducing access points on Hamilton Hills Lane. There will be an overall transition from the airport to townhomes to single family homes. Elevations were approved at PUD tonight.

Mr. Stevenson opened the Public Hearing.

Brian Mack (9736 Hamilton Hills Ln.)- Parallel parking will be tight.

Tom Perryman (9716 Hamilton Hills Lane)- will there be rentals, with no ties to the community.

Seeing no one else from the Public to speak, Mr. Stevenson closed the Public Hearing.

In response to Mr. Perryman, Ross Hilleary stated that the City is looking at a threshold for rentals which will go to Council in the upcoming months. In response to Mr. Mack, parallel parking on Hamilton Hills Ln. will be looked at in the TAC process.

Pete Peterson confirmed that the Treelined streets are City responsibility, and the Alleys are for the HOA.

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

The Meeting was adjourned at 6:35 PM.

Respectfully Submitted by:
Kay Prange, Recording Secretary

DRAFT

ORDER OF THE CITY OF FISHERS PLAN COMMISSION DETERMINING THAT A RESOLUTION AND PLAN AMENDMENT APPROVED AND ADOPTED BY THE CITY OF FISHERS REDEVELOPMENT COMMISSION CONFORM TO THE COMPREHENSIVE PLAN AND APPROVING THE RESOLUTION AND PLAN AMENDMENT

WHEREAS, the City of Fishers Redevelopment Commission (the "Redevelopment Commission"), governing body of the City of Fishers Department of Redevelopment (the "Department"), previously adopted and amended resolutions (collectively, the "Consolidated Fishers/I-69 Declaratory Resolution") establishing and expanding an economic development area known as the "Consolidated Fishers/I-69 Economic Development Area" (the "Consolidated Fishers/I-69 Area"), designating certain portions of the Area as "allocation areas" for purposes of Section 39 of the Act, and approving an economic development plan for the Consolidated Fishers/I-69 Area (as subsequently amended, the "Consolidated Fishers/I-69 Plan"), pursuant to Indiana Code 36-7-14, as amended (the "Act"); and

WHEREAS, the Redevelopment Commission, governing body of the City of Fishers Department, also previously adopted and amended resolutions (collectively, the "Olio Road/I-69 Declaratory Resolution") establishing and expanding an economic development area known as the "Olio Road/I-69 Economic Development Area" (the "Olio Road/I-69 Area"), designating certain portions of the Area as "allocation areas" for purposes of Section 39 of the Act, and approving an economic development plan for the Olio Road/I-69 Area (as subsequently amended, the "Olio Road/I-69 Plan"), pursuant to the Act; and

WHEREAS, on January 21, 2025, the Redevelopment Commission approved and adopted Resolution No. FRC 02R012125 (the "Resolution"), which (i) amended the Consolidated Fishers/I-69 Declaratory Resolution to add the area described on Exhibit A to the Resolution (the "Expansion Area") as part of the Consolidated Fishers/I-69 Area (the "Expansion"); (ii) amended each of the Consolidated Fishers/I-69 Declaratory Resolution and the Olio Road/I-69 Declaratory Resolution to consolidate each of the Consolidated Fishers/I-69 Area, as amended by the Expansion, and the Olio Road/I-69 Area into a single economic development area to be known as the "Consolidated Fishers/I-69 Economic Development Area" (the "New Consolidated Area"); and (iii) amended each of the Consolidated Fishers/I-69 Plan and the Olio Road/I-69 Plan to adopt a New Consolidated Plan for the New Consolidated Area (the "New Consolidated Plan") which New Consolidated Plan combines the Consolidated Fishers/I-69 Plan and the Olio Road/I-69 Plan in their entireties. (collectively, the "Amendments"); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Amendments to this Plan Commission.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF FISHERS PLAN COMMISSION, as follows:

1. That the Resolution and the Amendments conform to the plan of development for the City of Fishers, Indiana (the “City”).

2. That this Plan Commission hereby approves the Resolution and the Amendments.

3. That this Order hereby constitutes the written order of the Plan Commission approving the Resolution and the Amendments pursuant to Section 16 of the Act.

4. That the Secretary of this Plan Commission is hereby directed to file a copy of the Resolution and the Amendments with the minutes of this meeting.

Passed by the City of Fishers Plan Commission this 5th day of February, 2025.

CITY OF FISHERS PLAN COMMISSION

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President

ATTEST:

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Secretary

DMS 43346587.1

ORDER OF THE CITY OF FISHERS PLAN COMMISSION DETERMINING THAT A RESOLUTION AND PLAN AMENDMENT APPROVED AND ADOPTED BY THE CITY OF FISHERS REDEVELOPMENT COMMISSION CONFORM TO THE COMPREHENSIVE PLAN AND APPROVING THE RESOLUTION AND PLAN AMENDMENT

WHEREAS, the City of Fishers Redevelopment Commission (the “Redevelopment Commission”), governing body of the City of Fishers Department of Redevelopment (the “Department”), previously adopted and amended resolutions (collectively, the “Declaratory Resolution”) establishing and expanding an economic development area known as the “Consolidated Fishers/I-69 Economic Development Area” (the “Area”), designating certain portions of the Area as “allocation areas” for purposes of Section 39 of the Act (collectively, the “Allocation Areas”), which Allocation Areas include, among others, an allocation area designated as the Downtown Allocation Area and the Metropolitan Airport Allocation Area, and approving an economic development plan for the Area (as subsequently amended, the “Plan”), pursuant to Indiana Code 36-7-14, as amended (the “Act”); and
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WHEREAS, on January 21, 2025, the Redevelopment Commission approved and adopted Resolution No. FRC 01R012125 (the "Resolution"), which (i) designated each of (a) Andretti Autosport Holding Company, LLC, (b) TWG Cadillac Formula Racing Holdings, LLC, and (c) Motorsport Real Estate Ventures, LLC and any affiliate of such companies and any respective successors or assigns and any equipment lessors of such entities, each as a “designated taxpayer” for purposes of capturing depreciable personal property tax increment revenues and (ii) designated INCOG BioPharma Services, Inc., any affiliate of such company, including, but not limited to, Incog Real Estate Holdings LLC, and any respective successors or assigns and any equipment lessors of such entity, as a “designated taxpayer” for purposes of capturing depreciable personal property tax increment revenues (collectively, the “Amendments”); and

WHEREAS, the Redevelopment Commission has submitted the Resolution and the Amendments to this Plan Commission.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF FISHERS PLAN COMMISSION, as follows:

1. That the Resolution and the Amendments conform to the plan of development for the City of Fishers, Indiana (the “City”).

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CITY OF FISHERS PLAN COMMISSION

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President

ATTEST:

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Secretary

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