



**Fishers City Council**  
**Minutes**  
**3/16/2026**

**BOARD/COMMISSION: City Council**

**DATE: 3/16/2026**

**DIRECTIONS:**

**WORK SESSION, 6:30 p.m., City Hall, Theater**

**Legislation Update**

**Legislation Update**

- The meeting was called to order by President John DeLucia at 6:30 p.m. John Weingardt, Cecilia Coble, Selina Stoller, Todd Zimmerman, Brad DeReamer Tiffanie Ditlevson and Pete Peterson. Bill Stuart was present remotely. Others present were Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lisa Bradford, Lindsey Bennett, Jake Reardon-McSoley, Megan Baumgartner, and Larry Lannan
- Lindsey Bennett gave her presentation to the city council members. House Bill - HB1001 has stripped local authority on zoning. **HB1001- Housing Matters**

• **HB 1001 focused on affordable housing**

- Introduced version essentially stripped local governments of local planning authority:
- Permitted uses by right
- Single family dwellings and townhomes
- Accessory dwellings within single family dwellings
- Affordable housing purchased by religious institution
- Prohibited parking space requirements (Opt out option)
- Prohibited regulation of design elements (Opt out option)
- Required residential of multi family to be permitted use in commercial (Opt out option)
- Prohibited a unit from imposing requirements on lot sizes, density, setbacks, and building bulk on certain lots or parcels (Opt out option)

**Adopted Version:**

- An impact fee imposed on new development may not be collected after June 30, 2026, unless the impact fee is imposed under an impact fee ordinance that complies with new process/considerations.
- This does not affect an impact fee that was imposed and not collected by the City before July 1, 2026.

- The impact fee advisory committee shall now include a representative of a single-family builder, a multifamily builder and a realtor who must be selected based on recommendation of the statewide trade association representing each industry.
- Impact fee zones established after July 1, 2026, must include the geographical area necessary to ensure that (a) there is a functional relationship between the components of the infrastructure type in the impact zone, (b) the infrastructure type provides a reasonably uniform benefit throughout the zone, (c) all areas are contiguous, and (d) the impact zone is:
  - (1) contiguous to the new development;
  - (2) coterminous to with a utility service or distribution line that may be necessary for the new development to interconnect with existing utility infrastructure; or
  - (3) located not more than five (5) miles from the road or drainage infrastructure.

**Annual Reports – January 1 of each year**

- Beginning January 1, 2027, City shall submit two annual reports regarding (1) housing that has been approved and denied in the City and (2) housing and rent prices in the City to the Indiana Housing & Community Development Authority and the executive director of LSA.

**Limits on Building and Construction Related Fees**

- Beginning January 1, 2027, City may not assess a fee in an amount that is more than reasonably necessary to cover the cost of processing an application, inspecting and reviewing plans, or preparing detailed statements for the applicant.
- Any of these fees adopted prior to January 1, 2027, may be increased once every 5 years and cannot exceed the CPI for the preceding 5 years.
- If the cost changes substantially, Council may adjust the fee after a public hearing.
- Any fee assessed and collected must be maintained in a special fund dedicated solely to reimbursing the costs actually incurred by the City.

**P&Z Permit & Approvals**

- As of January 1, 2027, if a person files a complete application for a permit or approval, it must be granted if the project satisfies the legal restrictions, including the zoning ordinance, zone maps, or subdivision control ordinance in effect on the date the permit application is submitted.

**UDO Review by Public Hearing**

By January 1, 2027, the City must conduct a public hearing to review the UDO and any zoning regulations and land development rules, with the goal of increasing housing development.

**UDO Review:**

Goal of increasing housing development using the following factors:

- (1) Providing for higher density development of duplexes, triplexes, and fourplexes in areas designated for single-family homes.
- (2) Constructing other housing types including accessory dwelling units and manufactured and modular housing.
- (3) Adaptive reuse of commercial buildings for residential use such as allowing multifamily development in retail, office, and light manufacturing zones.
- (4) Increasing the allowable floor area ratio in multifamily housing areas.
- (5) Waiving or eliminating regulations such as requirements for:
  - (A) garage size and placement;
  - (B) steeper roof pitch;
  - (C) minimum lot size and square footage;
  - (D) greater setbacks;
  - (E) off-street parking;

- (F) design standards that restrict or prohibit the use of code-compliant products; or
- (G) property height limitations.
- (6) Reviewing impact fee zones with zone advisory committee for improvements.
- (7) Streamlining or shortening the permitting processes and timelines, including through one-stop and parallel process permitting by fifteen (15) days or more.
- (8) Using property tax abatements to enable higher density and mixed-income communities.
- (9) Donating vacant land for affordable housing development.

- Brad DeReamer asked if the Plan Commission would still be needed. Lindsey responded yes. Rezones will still go in front of the Plan Commission. Brad also asked if there would still be PUD's. Lindsey responded yes. The city will still be the zoning authority.
- Pete Peterson stated that an analysis needs to be done for properties that are not inside the PUD's. Megan Baumgartner responded it can be done and the rezones must still go through the city.

## **HB 1044 – Insurance for Public Safety**

### **Insurance Coverage For Public Safety Employees**

- Provides a public safety employee who:
  - (1) becomes disabled on or after January 1, 2020;
  - (2) receives a Class 1 or a Class 2 impairment benefit; and
  - (3) is eligible for group health insurance coverage for the public safety employee and the public safety employee's spouse or dependents; must pay no more than the amount that the public safety employee would have been required to pay if still serving as a current active public safety employee employed by the local unit public employer.
- Requires written request for insurance coverage with the employer before June 1, 2026, or within 90 days after the public safety employee begins receiving disability benefits, whichever is later.
- Spouse coverage ends when spouse is eligible for Medicare, date of surviving spouse's remarriage or when health insurance becomes available to spouse through employment.
- Dependent coverage ends when dependent turns 18 or turns 23 (if in college), becomes eligible for Medicare, or health insurance is available through employment.

- Deputy Mayor Elliott Hultgren explained the House Bill - HB1210

## **HB 1210 – Department of Local Government Finance**

- SB 1 LIT effects will be pushed one year to 2029
- Effective 2029, the City may adopt a LIT rate up to 1.2%
- Competitively procure financial advisors every year and prominently display the contract on the website
- Innkeepers Tax:
  - Last session, 5% and additional 3%
  - Of the 3%, 2% was distributed to Fishers, Noblesville, Carmel and Westfield
  - 1% was set aside for capital projects

- This session the extra 3% will now distributed between the four communities
- Financial impact is \$670K - \$1million, additional \$300K will be paid directly into the Fishers Event Center debt

### **Rental Registration Program – 10% cap**

- Lindsey explained that the city can no longer place a cap of 10% on rentals after 12/31/2027. Pete Peterson asked if we can still maintain a registration system for rentals. Lindsey responded yes.
- Ordinance can be enforced until January 1, 2028

### **HB 1303 & 1408 – Hailey’s Law**

#### **HB 1303**

- High risk missing children qualify under a Silver Alert

#### **HB 1408**

- Social media providers = TikTok, Instagram, Pinterest, Snapchat, Youtube, potentially Facebook, Roblox, etc.
- must verify age and location of users.
- If the social media provider determines a user is under 16 years old, they must get a parent or legal guardian’s permission before creating the account.
- The parent will be able to set restrictions on whom the minor can talk to and who can find the minor’s account.
- Social media provider cannot track the minor’s use of the app for recommending content or ads
- Restriction of certain features that are considered “addictive”
- Social media provider must try to continuously monitor age of users, using “reasonable efforts”. If the minor has lied about age, they must warn then delete the account if user can’t prove they are older than 16.
- Attorney General has jurisdiction to sue social media sites for violations.

### **SB 179 – Local Road Funding**

#### **Community Crossings Matching Grant**

- Increased Funding: For the 2026 fiscal year, the total amount available for matching grants is increased from \$100 million to \$175 million.
- Eligible Projects: Road rehabilitation, bridge repair, sidewalk improvements, material costs for chip sealing.
- 1 to 1 grant (50%/50%)
- Max \$1 million per community
- Current Status: No open call, INDOT is reaching out directly to municipalities who had applied but didn’t get first round funding.
- Engineering submitted application in the Fall focused on road resurfacing
- Approx. 200 municipalities applied in the Fall and did not get funding

#### **SB 270 – Township Merger**

- Intent is to identify townships that are struggling with administration, finances, or finding trustees.
- Points system implemented:
- Financial Reporting - Points triggered for failure to file an annual finance report or submit

required monthly upload reports

- Budgeting – Points if the township failed to properly adopt a new budget for 2024 and 2025 and levy and appropriations rolled over; if certified budget is less than \$100,000
- Election Gaps - Points for lack of candidates
- Operational Spending – Points if township did not provide township assistance as reported in 2023 and 2024, if they did not actively manage fire protection or EMS within the township
- 4+ points = distressed township and must merge with city if at least 80% of the township’s boundaries coincide with a city’s boundaries and at least 51% of the township’s population reside within the city boundaries
- Delaware Township and Fall Creek Township should not have any points.

### **SB 21 – Official State Sandwich**

Proposed Official State Sandwich: Breaded Tenderloin Sandwich

Didn’t make it out of the House...Maybe next year!

- The meeting was adjourned at 6:55p.m.

### **Work Session - Legislative Update - 03-16-2026**

## **REGULAR CITY COUNCIL MEETING, 7 p.m.**

### **1. Meeting Called to Order with the Pledge of Allegiance**

The meeting was called to order by President John DeLucia at 7:00 p.m. John Weingardt, Cecilia Coble, Selina Stoller, Todd Zimmerman, Brad DeReamer Tiffanie Ditlevson and Pete Peterson. Bill Stuart was present remotely. Others present were Mayor Scott Fadness, Deputy Mayor Elliott Hultgren, City Clerk Jennifer Kehl, Lisa Bradford, Ross Hilleary, Chief Ed Gebhart, Lindsey Bennett, Ashley Elrod, Jake Reardon-McSoley, Jordin Alexander, Megan Baumgartner, Ross Reinhardt, Ann DiGregorio, Jody Sheffurd, Barbara Beaven, Nancy Janell, Eric A. Smith, Erika L. Smith, Matthew Branz, Scott Spillman, Timothy Harris, Juama Abdelhafez, Mason Winterhalder, Gabe Amick, and Larry Lannan.

### **2. Announcements**

### **3. Proclamations**

March is Disability Awareness month.

### **4. Presentations**

### **5. Council Committee Reports**

#### **a. Finance Committee Meeting**

### **6. Department Reports**

#### **a. Health Department Report - 03-16-2026**

#### **Health Department Report - 03-16-2026**

## **7. Consent Agenda**

### **a. Request to approve the previous meeting minutes from February 23, 2026, Fishers City Council meeting.**

- Pete Peterson made a motion to approve the minutes from **February 23, 2026**, Fishers City Council meeting. Selina Stoller seconded the motion. A rollcall vote was taken. John DeLucia, John Weingardt, Todd Zimmerman, Cecilia Coble, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. Tiffanie Ditlevson abstained. The votes were 8-Yay, 0-Nay, and 1-Abstain. The motion

#### **Minutes - 02-23-2026**

### **b. Request to approve minutes of March 11, 2026, City of Fishers and HSE Joint Board Meeting**

- John Weingardt made a motion to approve the minutes from **March 11, 2026**, Fishers City Council and HSE Joint Board Meeting. A rollcall vote was taken. Tiffanie Ditlevson seconded the motion. John Weingardt, Pete Peterson, Todd Zimmerman, Bill Stuart, Brad DeReamer, Tiffanie Ditlevson, and Selina Stoller voted yay. John DeLucia and Cecilia Coble abstained. The votes were 7-Yay, 0-Nay, and 2-Abstain. The motion passed.

#### **Minutes - 03-11-2026 - City of Fishers and HSE Joint Board Meeting**

## **Regular Agenda - Budget/Financial**

*NONE*

## **Regular Agenda - Economic Development**

### **8. R031626A - Request to Approve Project Agreement (Crossing Hotel)**

- Lindsey Bennett gave her presentation to the city council members.
- Pete Peterson made a motion to approve resolution **R031626A**. Selina Stoller seconded the motion. A rollcall vote was taken. John Delucia, Tiffanie Ditlevson, Todd Zimmerman, Cecilia Coble, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. John Weingardt abstained. The votes were 8-Yay, 0-Nay, and 1-Abstain. The motion passed.

#### **Crossing Hotel Project Agreement - Resolution - R031626A**

#### **Crossing Hotel Project Agreement - Exhibit A - R031626A**

**Crossing Hotel Project Agreement - CAF - R031626A**

**Signed Adoption - Crossing Hotel Project Agreement - R031626A**

**Regular Agenda - Government/Miscellaneous**

**9. 031626 - Request to Approve an Amendment to Section 72.17 of the Fishers Code of Ordinances (Residential Parking Permits) – 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Reading**

- Lindsey Bennett gave her presentation to the city council members.
- Pete Peterson made a motion to suspend the rules and approve ordinance **031626** on the **1<sup>st</sup> Reading**. Todd Zimmerman seconded the motion. A rollcall vote was taken. John DeLucia, Tiffanie Ditlevson, Todd Zimmerman, Cecilia Coble, John Weingardt, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. There was no remonstrance, and all members voted yay. The motion passed.

**Request to Amend 72.17 - Residential Parking Permit - Red Lined Ordinance - 031626**

**Request to Amend 72.17 - Residential Parking Permit - CAF - 031626**

**Signed Adoption - Request to Amend 72.17 - Residential Parking Permit - 031626**

**10. 031626A – Request to Approve an Amendment to Chapter 96 of the Fishers Code of Ordinances (Parks and Recreation) – 1<sup>st</sup> Reading**

- Jordin Alexander gave her presentation to the city council members.
- Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on ordinance **031626A**. A rollcall vote was taken. John DeLucia, Tiffanie Ditlevson, Todd Zimmerman, Cecilia Coble, John Weingardt, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. There was no remonstrance, and all members voted yay. The motion passed.

**Request to Amend Chapter 96 - Ordinance - 031626A**

**Request to Amend Chapter 96 - CAF - 031626A**

**Regular Agenda - Planning & Zoning**

**11. 022326C - Consideration of a text amendment to the Fishers 2040 Plan to update the Thoroughfare Map (TA-26-2) – Final Reading**

- Ross Hilleary gave his presentation to the city council members.
- Pete Peterson made a motion to approve ordinance **022326C**. John Weingardt seconded the motion. A rollcall vote was taken. John DeLucia, Tiffanie Ditlevson, Todd

Zimmerman, Cecilia Coble, John Weingardt, Bill Stuart, Brad DeReamer, Pete Peterson, and Selina Stoller voted yay. There was no remonstrance, and all members voted yay. The motion passed.

**TA-26-2 Fishers 2040 TA - Ordinance - 022326C**

**TA-26-2 Fishers 2040 TA - Draft Thoroughfare Plan - 022326C**

**TA-26-2 Fishers 2040 TA - Council Action Form - 022326C**

Signed Adoption - TA-26-2 Fishers 2040 TA - Ordinance - 022326C

**12. 031626B – Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 12, Definitions, Chapter 2, Administration, and Chapter 11, Enforcement & Penalties – 1<sup>st</sup> Reading**

- Ross Hilleary gave his presentation to the city council members.
- Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on ordinance **031626B**.

**TA-26-4 UDO Text Amendment - Draft Ordinance - 031626B**

**TA-26-4 UDO Text Amendment - Council Action Form - 031626B**

**13. 031626C- Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 3. Zoning Districts, Chapter 5. Use Regulations, Chapter 6. Development Standards, and Chapter 12. Definitions (TA-26-3) – 1<sup>st</sup> Reading**

- Ross Hilleary gave his presentation to the city council members.
- Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on ordinance **031626C**

**TA-26-3 UDO TA - Draft Ordinance - 031626C**

**TA-26-3 UDO TA - Council Action Form - 031626C**

**14. R031626B- Consideration of a Special Exception to allow for a private school use on a property zoned PUDR-Legends at Geist PUD (SE-26-1) – 1<sup>st</sup> Reading & Public Hearing**

- Ross Hilleary gave his presentation to the city council members.
- Jessica Dixon attorney for Central Christian Academy came forward and gave a brief presentation and answered council members questions.
- John Weingardt asked her if the school will follow the traditional school calendar. She

stated yes but may have some summer classes. John also stated some concerns on additional traffic.

- Tiffanie Ditlevson asked if the students would arrive by bus or car. Jessica said they will arrive by car. Tiffanie also stated traffic concerns.
- President John DeLucia opened the meeting for a **Public Hearing**. No one came forward and the **Public Hearing** was closed.
- Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on resolution **R031626B**.

**SE-26-1 Central Christian Academy Special Exception - Resolution - R031626B**

**SE-26-1 Central Christian Academy Special Exception - Petitioner Packet - R031626B**

**SE-26-1 Central Christian Academy Special Exception - Council Action Form - R031626B**

*ICC Floors Plus*

**15. 031626D - Consideration of a rezone request of 6.17 acres C3 to I1 with conditions for an existing 62,105 square foot building at the common address of 9810 Carney Drive (RZ-26-3) – 1st Reading**

- Ross Hilleary gave his presentation to the city council members.
- Rick Lawrence the attorney for ICC Floors Plus came forward and gave a brief presentation and answered council members' questions.

**RZ-26-3 ICC Floors Rezone - Draft Ordinance - 031626D**

**RZ-26-3 ICC Floors Rezone - Petitioner Packet - 031626D**

**RZ-26-3 ICC Floors Rezone - Council Action Form - 031626D**

**16. R031626C - Consideration of a Change of Use for the existing 62,105 square foot “Kittles” building to allow ICC Floors Plus to operate an office, warehouse, fabrication and commercial customer stone and quartz gallery for residential and commercial customers at the common address of 9810 Carney Drive (CUP-26-3) – 1st Reading**

- Ross Hilleary gave his presentation to the city council members.
- Pete Peterson made a motion to have the **1<sup>st</sup> Reading** on resolution **R031626C**

**CUP-26-3 ICC Floors Change of Use - Resolution - R031626C**

**CUP-26-3 ICC Floors Change of Use - Petitioner Packet - R031626C**

**CUP-26-3 ICC Floors Change of Use - Council Action Form - R031626C**

**17. Regular Items - Any other Unfinished / New Business**

- Tiffanie Ditlevson asked Chief Ed Gebhart about the progress on the ordinance of Ebikes on the walkways.
- Brad DeReamer asked Lisa Bradford and acceptance of EFT's.

**18. Regular Items - Community Comment**

- Ross Reinhardt came forward and said he thought the pathway bridge over 96<sup>th</sup> street was beautiful. His bike club is holding a celebration ride on April 26, 2026, for the pathway and bridge. Ross also stated he was excited about House Bill - HB1001 because it allows for different forms of housing. He said it keeps the city growing and evolving as a community.
- Justin Burtner from Mudsock does not like the new ordinance **031626A** an Amendment to Chapter 96 of the Fishers Code of Ordinances (Parks and Recreation). The children that participate in Mudsock sports are 100% from Fishers. He feels Mudsock sports should have priority over organization that doesn't have youth who reside in Fishers.
- Meeting Adjournment
- Pete Peterson made a motion to adjourn the meeting.
- The meeting was adjourned at 7:46p.m.

**19. Regular Items - Meeting Adjournment**

Respectfully submitted,



Jennifer L. Kehl  
Fishers City Clerk