



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission

DATE: 6/3/2026 at 6:00 PM

**ADDRESS: Fishers Municipal Center Theater,
1 Municipal Drive, Fishers, IN 46038**

Members of the public can [submit comments to the board](#) before 12 p.m. on the day of the meeting. Members of the public may [stream the live meeting online](#).

See the list of board members at FishersIN.gov/PlanCommission.

1. Call to Order

2. Pledge of Allegiance to The Flag of The United States

3. Roll Call

4. Approval of Previous Minutes

- a. 3-4-26
4-1-26

Mr. Stevenson asked for a Motion for the Minutes of the previous March meeting but it was decided that there were not enough members at today's meeting who were also at the March 4 meeting so we did not have enough members to vote. It was agreed that we would hold over the March 4, 2026 minutes for approval at the May 6 meeting.

5. Public Hearings

- a. **Impact Fee Amendments**
Address: Citywide
Parcel: Citywide
Case: Ord. No. 051826F

Request: Request to Approve Amendments to Chapter 32 (Impact Fee Advisory Committee), Chapter 96 (Parks and Recreation), and Chapter 156 (Administration Permits and Fees) of the City of Fishers Code of Ordinances

Petitioner: City of Fishers

Staff: Lindsey Bennett, Corporate Counsel

- 6. Staff Communication**
- 7. Summary of Council Action**
- 8. Adjournment**

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
March 4, 2026**

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

Mr. Stevenson confirmed quorum. Rick Fain, Pete Peterson, Howard Stevenson, Kim Logan, Selina Stoller, Tiffanie Ditlevson, Angie Frazier, Bruce Molter were present. Ms. Ditlevson arrived to the meeting late due to traffic and weather and was not present to vote.

Others present: Rodney Retzner, Ross Hilleary, Larry Lannan, Christy, Cashin, Kay Prange.

Mr. Stevenson asked for a Motion for the Minutes of the 2-4-26 Meeting. Mr. Peterson made a Motion to approve, seconded by Mr. Fain. The Minutes were approved, 6-0.

Elections: Finishing up Elections from the 2/4/26 meeting, Mr. Stevenson opened the Meeting to nominations. Pete Peterson nominated Selina Stoller as Plat Committee Member from Plan Commission. Pete Peterson nominated Howard Stevenson as President from Plan Commission president to PUD and Riverplace PUD Committees. Mr. Stevenson reviewed Secretary appointments, Recording Secretary appointments, Legal Counsel and Legal Publications. All were approved by all members.

Public Hearing:

THE IKEA PUD TEXT AMENDMENT WAS CONTINUED.

FISHERS 2040 (THROUGHFARE PLAN)

Address: City Wide

Parcel: City Wide

Case: TA-26-2

Request: Consideration of a text amendment to the Fishers 2040 Plan to update the Throughfare Plan.

Petitioner: City of Fishers

Planner: Ross Hilleary

Ross Hilleary presented the Staff Report, confirming that 116th and Allisonville will not be a roundabout. There were no questions from the Committee.

Mr. Stevenson asked for a Motion. The committee made a collective motion and second and the Motion was passed 6-0.

The meeting was adjourned at 6:09.

Respectfully Submitted by:

Kay Prange, Recording Secretary

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
Fishers Municipal Center Theater
April 1, 2026**

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

Mr. Stevenson confirmed quorum. Rick Fain, Howard Stevenson, Kim Logan, Selina Stoller, Tiffanie Ditlevson were present. Not present: Angie Frazier, Bruce Molter, Pete Peterson. Cody Kendall was welcomed as a new Commission members. As a result, quorum was reached.

Others present: Frederic Lawrence, Rodney Retzner, Ross Hilleary, Larry Lannan, Kay Prange, Sue and Jack Follmar.

Mr. Stevenson asked for a Motion for the Minutes of the previous March meeting but it was decided that there were not enough members at today's meeting who were also at the March 4 meeting so we did not have enough members to vote. It was agreed that we would hold over the March 4, 2026 minutes for approval at the May 6 meeting.

Public Hearing:

The IKEA PUD Text Amendment was withdrawn.

ICC Floors Plus

Address: 9810 Carney Drive

Parcel: 15-14-12-00-05-001.001

Case: RZ-26-3

Request: 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.

Petitioner: ICC Floors Plus

Planner: Ross Hilleary

ICC has asked for a rezone request of C3 to I1 for an existing 62,105 sq ft building. The expansion will offer residential and commercial products. About 40% will be used as warehouse space, with the remainder for gallery, offices, and fabrication. Fredric Lawrence represented the developer. He discussed new loading bays which will be fenced and screened with shrubbery. New images will be available for review April 10. Staff recommends sending a recommendation to Council.

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

Selina asked if it had been reviewed by Engineering and Stormwater. YES

Carney Dr. is now a private Drive- working on transition to Public.

Mr. Stevenson asked for a Motion. Ms. Stoller made a Motion to recommend, seconded by Mr. Kendall.

The Motion was approved, 6-0.

UDO Update

Address: City Wide

Parcel: City Wide

Case: TA-26-3

Request: 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.

Petitioner: City of Fishers

Planner: Ross Hilleary



TA-26-3 UDO
Update - Staff Repo

Ross Hilleary presented the Update summary. Staff recommends approval. Mr. Stevenson opened Public Comment portion of the meeting. Seeing no one from the Public to speak, he closed the Public Hearing. Mr. Stevenson asked for a Motion. Ms. Logan made a Motion to recommend, seconded by Mr. Fain. The Motion was approved 6-0.

UDO Update

Address: City Wide

Parcel: City Wide

Case: TA-26-4

Request: Consideration of a text amendment to the Unified Development Ordinance (UDO) to Chapter 2. Administration, Chapter 11. Enforcement & Penalties, and Chapter 12. Definitions.

Petitioner: City of Fishers

Planner: Ross Hilleary



TA-26-4 UDO
Update - Staff Repo

Ross Hilleary presented the Update summary; this is a separate UDO for Code Enforcement. Staff recommends approval. Mr. Stevenson opened Public Comment portion of the meeting. 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 recommend, seconded by Ms. Logan. The Motion was approved 6-0.

The meeting was adjourned at 6:50.

Respectfully Submitted by:
Kay Prange, Recording Secretary

Advisory Plan Commission Staff Report

Meeting Date: June 3, 2026

DEPARTMENT CONTACT:
Lindsey Bennett, Corporate Counsel

CASE NUMBER:
Ord. No. 051826F

PETITIONER:
City of Fishers

PROPERTY ADDRESS/LOCATION:
City Wide

REQUEST: Request to Approve Amendments to Chapter 32 (Impact Fee Advisory Committee), Chapter 96 (Parks and Recreation), and Chapter 156 (Administration Permits and Fees) of the City of Fishers Code of Ordinances

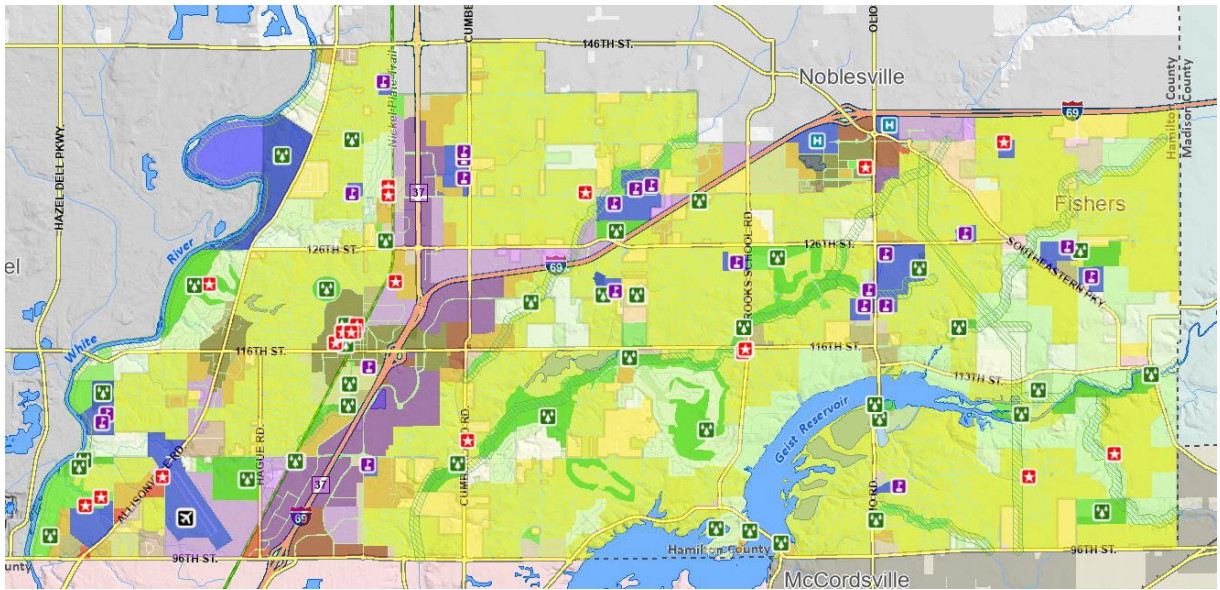
APPLICABLE REGULATIONS:
City of Fishers Code of Ordinances

EXISTING ZONING:
N/A

FISHERS 2040:
N/A

Lot Size: N/A

LOCATION MAP



STAFF RECOMMENDATION

Favorable Recommendation

Unfavorable Recommendation

No Recommendation

REQUEST:

In the 2026 regular session, the Indiana General Assembly adopted HEA 1001, which implemented additional requirements with regard to impact fees, as follows:

- An Impact Fee Advisory Committee must now include a community member representing (1) a single-family builder, (2) a multifamily builder, and (3) a realtor, all of whom must be selected based upon the recommendation of the statewide trade association representing each industry
- An impact fee imposed by a unit after June 30, 2026, on a new development to pay for infrastructure may not be collected after June 30, 2026, unless the unit includes in an impact zone the geographical area necessary to ensure that: (1) there is a functional relationship between the components of the infrastructure type in the impact zone; (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; (3) all areas included in the impact zone are contiguous; and (4) the impact zone is:
 - A. contiguous to the new development;
 - B. coterminous with a: (i) utility service; or (ii) distribution line of a type described in Ind. Code § 36-7-4-1309(1) or 1309(5) that may be necessary for the new development to interconnect with existing utility infrastructure; or
 - C. located not more than five (5) miles from the infrastructure type described in Ind. Code § 36-7-4-1309(3) (road impact fees) and 1309(4) (drainage impact fees)

This ordinance amends the City's Impact Fee Advisory Committee provisions to incorporate the new membership requirements established by HEA 1001. In addition, the ordinance adopts language intended to ensure the City of Fishers' impact zones comply with the requirements of HEA 1001 with respect to impact fees imposed and collected after June 30, 2026.

PUBLIC COMMENTS:

No Public Comments have been received at this time.

STAFF RECOMMENDATION:

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;
2. Current conditions and the character of structures and uses in each zoning district;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

HEA 1001 required the impact fee update follow the same path as a rezone.

Staff has a favorable recommendation.

This item is anticipated to go to City Council at their June 15, 2026 Meeting.

STAFF RECOMMENDATION

Favorable Recommendation Unfavorable Recommendation No Recommendation

ORDINANCE NO. 051826F

**AN ORDINANCE OF THE CITY OF FISHERS COMMON COUNCIL AMENDING
CHAPTER 32 (IMPACT FEE ADVISORY COMMITTEE), CHAPTER 96 (PARKS AND
RECREATION), AND CHAPTER 156 (ADMINISTRATION, PERMITS AND FEES)
OF THE CITY OF FISHERS CODE OF ORDINANCES**

WHEREAS, in the 2026 regular session, the Indiana General Assembly adopted House Enrolled Act No. 1001 (“HEA 1001”), and amended several sections of the Indiana Code concerning local government;

WHEREAS, HEA 1001 amended certain sections of Ind. Code §36-7-4-1 *et al.*, related to impact fees, specifically the Impact Fee Advisory Committee and the impact zones;

WHEREAS, an Impact Fee Advisory Committee must now include a community member representing (1) a single-family builder, (2) a multifamily builder, and (3) a realtor, all of whom must be selected based upon the recommendation of the statewide trade association representing each industry;

WHEREAS, an impact fee imposed by a unit after June 30, 2026, on a new development to pay for infrastructure may not be collected after June 30, 2026, unless the unit includes in an impact zone the geographical area necessary to ensure that: (1) there is a functional relationship between the components of the infrastructure type in the impact zone; (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; (3) all areas included in the impact zone are contiguous; and (4) the impact zone is: (A) contiguous to the new development; (B) coterminous with a: (i) utility service; or (ii) distribution line of a type described in Ind. Code § 36-7-4-1309(1) or 1309(5) that may be necessary for the new development to interconnect with existing utility infrastructure; or (C) located not more than five (5) miles from the infrastructure type described in Ind. Code § 36-7-4-1309(3) and 1309(4); and

WHEREAS, the City of Fishers desires to amend its ordinance to comply with HEA 1001.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Fishers, Hamilton County, Indiana, meeting in regular session as follows:

Section 1. Chapter 32 of the Fishers Code of Ordinances is hereby amended by repealing and replacing § 32.65, § 32.66 and § 32.67 in full, as follows:

§ 32.65 CREATION.

There is hereby created a board of not less than five (5) and not more than seven (7) members to be known as the Fishers Impact Advisory Committee, pursuant to the provisions of IC 36-7-4-1312(b).

§ 32.66 MEMBERSHIP.

Pursuant to IC 36-7-4-1312, the members of the Fishers Impact Fee Advisory Committee shall be appointed by the Mayor, and at least 40% of the members shall represent the development, building, or real estate industries, including community members representing (a) a single-family builder, (b) a multifamily builder and (c) a realtor, all of whom must be selected based upon the recommendation of the statewide trade association representing each industry.

§ 32.67 DUTIES.

The Fishers Impact Fee Advisory Committee shall serve in an advisory capacity and assist and advise the Mayor and City Council with regard to the adoption of any impact fee ordinance permitted by state law. The Fishers Impact Fee Advisory Committee shall have the authority to investigate matters in support of its function as permitted by applicable state statutes.

Section 2. Chapter 96 of the Fishers Code of Ordinances is hereby amended by repealing and replacing § 96.12, as follows:

§ 96.12 COMPLIANCE WITH HOUSE ENROLLED ACT NO. 1467 AND HOUSE ENROLLED ACT NO. 1001.

The City Council specifically acknowledges the existence of a law adopted by the General Assembly of the State of Indiana known as House Enrolled Act No. 1467, which regulates the imposition of impact fee ordinances by municipal corporations within the state. It is the intent of the city to comply with such legislation, and this chapter shall be construed in all respects to be consistent with the House Enrolled Act No. 1467. The substantive and procedural requirements of IC 36-7-4-1300 et seq. shall control in the event of conflicts, which are unintended by the City Council.

The City Council further acknowledges the existence of a law adopted by the General Assembly of the State of Indiana known as House Enrolled Act No. 1001, which applies to impact zones designated after June 30, 2026. It is the intent of the city to comply with such legislation. This chapter shall be construed in all respects to be consistent with House Enrolled Act No. 1001, the Impact Zone established in § 96.02 shall be construed to comply with IC § 36-7-4-1316.5(b), and the Impact Fees collected under this chapter shall be applied accordingly.

Section 3. Chapter 156 of the Fishers Code of Ordinances is hereby amended by repealing and replacing § 156.51, as follows:

§ 156.51 COMPLIANCE WITH HOUSE ENROLLED ACT NO. 1467 AND HOUSE ENROLLED ACT NO. 1001.

The City Council specifically acknowledges the existence of a law adopted by the General Assembly of the State of Indiana known as House Enrolled Act No. 1467, which regulates the imposition of impact fee ordinances by municipal corporations within the state. It is the intent of the city to comply with such legislation, and this chapter shall be construed in all respects to be consistent with the House Enrolled Act No. 1467. The substantive and procedural requirements of IC 36-7-4-1300 et seq. shall control in the event of conflicts, which are unintended by the City Council.

The City Council further acknowledges the existence of a law adopted by the General Assembly of the State of Indiana known as House Enrolled Act No. 1001, which applies to impact zones designated after June 30, 2026. It is the intent of the city to comply with such legislation. This chapter shall be construed in all respects to be consistent with House Enrolled Act No. 1001 and the Impact Zone established in § 156.40 shall be construed to comply with IC § 36-7-4-1316.5(b), and the Impact Fees collected under this chapter shall be applied accordingly.

Section 4. Chapter 156 of the Fishers Code of Ordinances is further amended by repealing and replacing § 156.71 as follows:

§ 156.71 COMPLIANCE WITH HOUSE ENROLLED ACT NO. 1467 AND HOUSE ENROLLED ACT NO. 1001.

The City Council specifically acknowledges the existence of a law adopted by the General Assembly of the State of Indiana known as House Enrolled Act No. 1467, which regulates the imposition of impact fee ordinances by municipal corporations within the state. It is the intent of the city to comply with such legislation, and this chapter shall be construed in all respects to be consistent with the House Enrolled Act No. 1467. The substantive and procedural requirements of IC 36-7-4-1300 et seq. shall control in the event of conflicts, which are unintended by the City Council.

The City Council further acknowledges the existence of a law adopted by the General Assembly of the State of Indiana known as House Enrolled Act No. 1001, which applies to impact zones designated after June 30, 2026. It is the intent of the city to comply with such legislation, and this chapter shall be construed in all respects to be consistent with House Enrolled Act No. 1001 and the Impact Zone established in § 156.61 shall be construed to comply with IC § 36-7-4-1316.5(b), and the Impact Fees collected under this chapter shall be applied accordingly.

Section 5. All other ordinances or provisions thereof not specifically changed herein shall remain in full force and effect.

Section 6. If any portion of this Ordinance is for any reason declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance so long as enforcement of the same can be given the same effect.

Section 7. This Ordinance is and shall be effective as of the date of passage and upon publication, if required by Indiana law.

ALL OF WHICH IS SO ORDAINED by the Common Council of the City of Fishers, Indiana on this _____ day of _____, 2026.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	John DeLucia, President		
	Tiffanie Ditlevson Vice President		
	Pete Peterson, Member		
	John Weingardt, Member		
	Brad DeReamer, Member		
	Cecilia Coble, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Bill Stuart, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2026, at _____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, Corporation Counsel, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett