



**Fishers Plan Commission  
Minutes  
2/1/2023**

**BOARD/COMMISSION: Plan Commission Meeting**

**DATE: 2/1/2023**

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

**1. Call to Order**

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

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

**3. Roll Call**

Mr. Stevenson confirmed quorum and called the meeting to order. A roll call was taken and those members present were: Rick Fain, Bill Stuart, Selina Stoller, Howard Stevenson, Steve Richards, Pete Peterson, Dawn Lang. Absent: Bruce Molter, Kim Logan, Todd Zimmerman. Others present: Rodney Retzner, Megan Vukusich, Kay Prange, Tracy Gaynor, Jocelyn Vare, Bill McLellan, Kim Davison.

**4. New Business – Election of Officers, Appointments, and Designations**

- a. Election of President
- b. Election of Vice President
- c. Appointment of Secretaries (Megan Vukusich, Ross Hilleary, Jonah Butler, Bre King, Sydney Granlund, Tyler Folk)
- d. Appointment of Recording Secretary (Kay Prange and Kelly Lewark)
- e. Appointment of Member of Plan Commission to BZA (Howard Stevenson)
- f. Appointment of Member of Plan Commission from Unicorp Fall Creek Township to FCBZA (Steve Richards)
- g. Appointment of Member of Plan Commission to PUD (Pete Peterson)
- h. Appointment of Members of Plat Committee (Megan Vukusich, Jason Taylor, Selina Stoller)
- i. Designation of Plan Commission Legal Counsel (Krieg DeVault)

j. Designation of Commission Legal Publications (Noblesville Times and The Current)  
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- a. Election of President- Mr. Stevenson opened the Elections portion of the meeting and asked for nominations for President. Pete Peterson nominated Mr. Stevenson as President, seconded by all. The nomination was approved, 7-0.
- b. Election of Vice President- Mr. Stevenson asked for nominations for Vice-President. Selina Stoller nominated Pete Peterson as Vice-President, seconded by all. The nomination was approved, 7-0. The following Appointments and Designations were read by the Recording Secretary and one Roll Call vote taken for all. The Appointments and Designations were approved, 7-0.
- c. Appointment of Secretaries (Megan Vukusich, Ross Hilleary, Jonah Butler, Bre King, Sydney Granlund, Tyler Folk)
- d. Appointment of Recording Secretary (Kay Prange and Kelly Lewark)
- e. Appointment of Member of Plan Commission to BZA (Howard Stevenson)
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**5. Approval of Previous Minutes**

- a. 1-4-23

Mr. Stevenson asked for a Motion to approve the Minutes from the 1-4-23 meeting. Mr. Peterson made a Motion to approve, seconded by Ms. Lang. The Minutes were approved, 7-0.

**6. Public Hearings**

**a. TA-23-1 Fishers 2040 Housing Update**

Consideration of a text amendment to the Fishers 2040 Comprehensive Plan Housing & Neighborhoods chapter to include recommendations from the 2022 housing study and taskforce.

Petitioner: City of Fishers

Megan Vukusich, Director of Planning and Zoning, presented the Fishers 2040 Housing Study update. The Study was completed in 2022 and is based on Urban Partners recommendations. The Text Amendment is for the Fishers 2040 Housing Plan. Staff recommends approval. In Commission discussion, Bill Stuart mentioned the incentive to de-convert rentals to home ownership due to the cost of housing in Fishers. He suggested evaluating incentivizing home purchase costs for public safety employees, teachers, and veterans. Howard Stevenson supports evaluating this. Ms. Vukusich noted that the Text Amendment is written at a very high level. Pete Peterson added that it needs to be looked at from a legal basis. There could be hurdles. Steve Richards noted that we are moving to a renter nation. A similar precedent exists in Indianapolis at 10th and Rural. Mr. Stevenson opened the Public Comment portion of the meeting. Jocelyn Vare, At-Large member of City Council, applauds this step forward and noted that we will need a tapestry of solutions to address this. A good communication plan will be

most important. Non-owner occupant sales are at 9.4%.Mr. Stevenson closed the Public Comment portion of the meeting. Mr. Peterson asked for a Motion for TA-23-1. Pete Peterson made a Motion to add the evaluation of the incentive proposed by Mr. Stuart and to send a favorable recommendation to City Council, seconded by Bill Stuart.

## **7. Staff Communication**

Megan Vukusich presented the Summary of Council Action. Cyntheanne Woods, a 61-unit residential subdivision, with dedication of land for a future City Park, was approved.

Mr. Stevenson closed the meeting by thanking Dawn Lang for her service on the Plan Commission.

## **8. Summary of Council Action**

- a. Summary of Council Action

## **9. Adjournment**

The Meeting was adjourned at 6:20 p.m

Respectfully submitted,



Kay Prange, Recording Secretary

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